Lot 8 Brian-Keith Meadow Subdivision
207 Farrah-Shea Way Angier

BROOKE

RH Elev A

Sheet List Table

2100 HST

PRESCRIPTIVE COMPLIANCE (FENESTRATION) FOR DOORS AND WINDOWS		
GROSS AREA OF EXTERIOR WALLS	2112	S.F.
NOMINAL AREA OF UNGLAZED DOORS	37.78	S.F.
NOMINAL AREA OF DOORS WITH GLAZING	35.56	S.F.
NOMINAL AREA OF WINDOWS	180	S.F.
TOTAL NOMINAL AREA OF DOORS & WINDOWS	253.34	S.F.
% OF DOOR AND WINDOW OPENINGS	12.00%	

SQUARE FOOTAGE ANALYSIS

AREAS:	SF INSIDE OF STUDS	SF OUTSIDE OF STUDS
FIRST FLOOR	892 SF.	855 SF.
SECOND FLOOR	1076 SF.	1080 SF.
TOTAL HEATED	1848 SF.	1935 SF.
OTHER AREAS UNDER ROOF:		
GARAGE	366 SF.	381 SF.
FRONT PORCH	22 SF.	22 SF.
TOTAL UNDER ROOF	2236 SF.	2338 SF.
OTHER:		
OPT. BAY	14 SF.	18 SF.
STD. PATIO	9 SF.	9 SF.
OPT. PATIO	100 SF.	100 SF.

GENERAL CONSTRUCTION INFORMATION

FOUNDATIONS: ALL SPREAD & STRIP FOOTINGS SHALL BE SUPPORTED ON SOIL WITH A BEARING CAPACITY OF NOT LESS THAN 2,000 PSF. THIS SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER WHOSE RECOMMENDATIONS SHALL BE STRICTLY ADHERED TO. THE FOOTING SUBGRADE EVALUATION WILL BE PROVIDED AT EACH JOB SITE AND WILL BE AVAILABLE FROM THE FIELD MANAGER.

FLOORS: UNLESS OTHERWISE NOTED, THESE PLANS ARE DESIGNED FOR AN ENGINEERED WOOD/TRUSS SYSTEM. DIRECTION OF TRUSSES/JOISTS ARE NOTED ON THE FLOOR PLANS, HOWEVER ACTUAL DEPTH AND SPACING MAY VARY PER THE MANUFACTURER AND THE INTENDED SPAN. FIRST FLOOR SYSTEMS ON BASEMENTS AND/OR CRAWL SPACES COULD BE CONVENTIONAL FRAMED. ALL CONVENTIONAL FRAMING MUST BE IN ACCORDANCE WITH THE BUILDING CODE. IT IS ASSUMED THAT THE SUBFLOOR WILL BE 3/4" THICK PLYWOOD/SHEATHING. OTHER MATERIALS MUST COMPLY WITH BUILDING CODES. FINISHED FLOORS MAY OR MAY NOT BE NOTED IN THIS PLAN ACCORDING TO BUILDER/CLIENT PREFERENCE. IN ALL CASES, ALL SUBCONTRACTORS SHOULD VERIFY FINISHED MATERIALS WITH THE CONTRACTOR/BUILDER AS THE ACTUAL MAY DIFFER FROM THIS PLAN.

WALLS: ALL EXTERIOR WALLS CONST. ARE MEASURED AT 4" THICK ACCOUNTING FOR THE STUD AND 1/2" SHEATHING WITH DOUBLE TOP PLATE. ALL INTERIOR WALLS ARE MEASURED AT 3 1/2" ACCOUNTING FOR THE STUD ONLY EXCLUDING DRYWALL U.N.O. ALL WALLS BETWEEN THE UNCONDITIONED GARAGE AND THE CONDITIONED HOME SPACE ARE MEASURED AT 3 1/2" AND THE OUTSIDE EDGE OF THE STUD SHALL BE INLINE WITH THE EDGE OF THE FOUNDATION BELOW ALLOWING THE DRYWALL TO OVERHANG THE FOUNDATION. ALL WALLS IN KITCHEN AREAS SHALL HAVE STUDS SPACED AT A MINIMUM OF 16" O.C. TO ALLOW FOR CABINET INSTALLATION. WALL PLATE HEIGHTS AND WINDOW HEADER HEIGHTS ARE NOTED ON THE EXTERIOR ELEVATIONS. ALL DIMENSIONS WILL BE MEASURED FROM THE FRAMING MEMBER AND WILL NOT ACCOUNT FOR WALL COVERINGS SUCH AS DRYWALL, BRICK VENEER, STONE, ETC. ALL LOAD BEARING WALLS SHALL BE A 2X4 AT A MINIMUM OF 16" O.C.. STUD SIZE OR SPACING REQUIREMENTS MAY CHANGE IN BASEMENT OR LOWER LEVELS OF TWO OR THREE STORY HOMES SO REFER TO YOUR LOCAL CODE FOR COMPLIANCE.

DOORS/WINDOWS: ALL DOOR AND WINDOW SIZE, STYLE, AND DESIGN SHOULD BE VERIFIED WITH THE BUILDER/CONTRACTOR PRIOR TO ORDERING. DOOR AND WINDOW NOTATIONS (TAGS) ARE NOTED IN FEET AND INCHES. THEREFORE THE FIRST TWO NUMBERS REPRESENT THE WIDTH IN FEETS AND INCHES. THE LAST TWO NUMBERS REPRESENT THE HEIGHT IN FEET AND INCHES. FOR EXAMPLE, IF A WINDOW IS NOTED 3050, THE NOMINAL SIZE OF THE WINDOW IS 3'-0" WIDE BY 5'-0" HIGH. THE SAME METHOD SHALL BE USED FOR DOORS, WINDOWS, TRANSOM WINDOWS, SHEETROCK OPENINGS, CASED OPENINGS, ETC.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WITH A MINIMUM NET CLEAR OPENABLE AREA OF 4 SQUARE FEET, WITH MINIMUM NET CLEAR OPENING HEIGHT OF 22 INCHES AND MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES; ALSO MUST HAVE A MINIMUM TOTAL GLAZING AREA OF NOT LESS THAN 5 SQUARE FEET ON GROUND FLOOR LEVEL WINDOW AND NOT LESS THAN 5.7 SQUARE FEET IN THE CASE OF AN UPPER STORY WINDOW.

ALL GLAZING HAZARDOUS IN LOCATION SHALL BE TEMPERED SAFTEY GLASS. ALL SIDELITES AT FRONT DOOR MUST BE TEMPERED.

WINDOW SPECIFICATIONS: U-FACTOR .31, SHGC-.29 DOUBLE GLAZES, LOW E, GBC7/8, ARGON GAS, STRUCTURAL DESIGN PRESSURE RATING ± 35

ENERGY EFFICIENCY: ENERGY EFFICIENCY COMPLIANCE SHALL BE DEMONSTRATED PER A STATE SPECIFIC RESCHECK INDICATING THE REQUIRED INSULATION AND FENESTRATION CRITERIA. THE RESCHECK PRODUCED INSPECTION CHECKLIST AND ENERGY EFFICIENCY CERTIFICATE SHALL BE USED TO VERIFY REQUIRED COMPLIANCE. (N1101.2)

INSULATION VALUES:

CEILINGS	R-38
WALLS	R-15
CANTILEVER FLOORS	R-19
CRAWL SPACE FLOORS	R-19
BASEMENT WALLS	R-13
CONCRETE SLAB-ON-GRADE	R-10

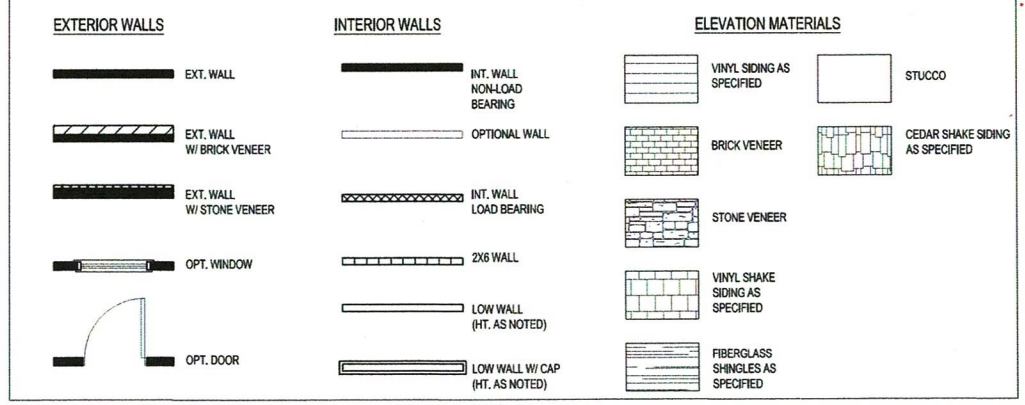
HORIZONTAL ACCESS DOORS FROM CONDITIONED SPACE TO UNCONDITION SPACES SHALL BE WEAHTERSTRIPPED AND INSULATED TO R-10. PULL DOWN STAIRS SHALL BE WEATHERSTRIPPED AND INSULATED WITH A MINIMUM R-5. FULL SIZED DOORS THAT ARE PART OF THE THERMAL ENVELOP AND PROVIDE PASSAGEWAY TO UNCONDITIONED SPACES SHALL BE ONE SIDE HINGED OPAQUE DOORS LESS THAN 24 SQ.FT.

ROOF: UNLESS OTHERWISE NOTED, THIS PLAN IS DESIGNED FOR AN ENGINEERED ROOF TRUSS SYSTEM. DIRECTION OF TRUSSES ARE NOTED IN THE PLANS HOWEVER THE ACTUAL TRUSS SIZE SPACING MAY VARY ACCORDING TO THE MANUFACTURER. REFER TO THE MANUFACTURER'S LAYOUT/SHOP DRAWINGS FOR ACTUAL REQUIRED TRUSS INFORMATION. ALL BRACING FOR TRUSSES, TEMPORARY OR PERMANENT, SHOULD BE DONE IN ACCORDANCE WITH TPI, TRUSS MANJFACTURER AND/OR THE CURRENT BUILDING CODE.
ROOF SLOPES LESS THAN 4 IN 12, UNDER LAYMENT SHALL CONSIST OF 2 LAYERS OF 15# FELT PAPER.
ROOF SLOPES GREATER THAN 4 IN 12, UNDER LAYMENT SHALL CONSIST OF 1 LAYER OF 15# FELT PAPER.

ABBREVIATIONS

ABV.	ABOVE	FIN.	FINISH	MC.	MEDICINE CABINET	SYP.	SOUTHERN YELLOW PINE
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	MIR.	MIRROR	SPEC.	SPECIFICATION
ADJ.	ADJUSTABLE	F.G.	FINISH GRADE	MISC.	MISCELLANEOUS	SQ.	SQUARE
APPROX.	APPROXIMATE	FLR	FLOOR	MIN.	MINIMUM	SF	SQUARE FEET/FOOT
A.O.	ARCHED OPENING	F.B.	FLOOR BREAK	MONO.	MONOLITHIC	STL.	STEEL
BM.	BEAM	FC	FLOOR CHANGE	N.T.S.	NOT TO SCALE	STOR.	STORAGE
BRG.	BEARING	F.J.	FLOOR JOIST	O.C.	ON CENTER	STRUCT.	STRUCTURAL
B.G.	BELOW GRADE	FT.	FOOT	OPG.	OPENING	SIM.	SIMILAR
BLW.	BELOW	FTG.	FOOTING	OPT.	OPTION, OPTIONAL	SYN.	SYNTHETIC
BLK.	BLOCK	FND.	FOUNDATION	OSB	ORIENTED STRAND BOARD	T.V.	TELEVISION
BD.	BOARD	FX	FIXED	OH	OVERHANG	TEMP.	TEMPERED
BOT.	BOTTOM	GL.	GLASS, GLAZING	O.H.D.	OVER HEAD DOOR	THK	THICKENED
CAB.	CABINET	GYP.	GYPSUM	P.	PANTRY	TYP.	TYPICAL
C.O.	CASED OPENING	HR	HANDRAIL	PAN.	PANTRY	UNFIN.	UNFINISHED
CLG.	CEILING	HWD	HARDWOOD	PED	PEDISTAL	U.N.O.	UNLESS NOTED OTHERWISE
CLG. HT.	CEILING HEIGHT	HDR.	HEADER	PWDR.	POWDER ROOM	UTIL.	UTILITY
C.J.	CEILING JOIST	HT. (HGT.)	HEIGHT	PT	PRESSURE TREATED	V.B	VAPOR BARRIER
CTR.	CENTER	H.B.	HOSE BIBB	P.L.	PROPERTY LINE	W.I.C.	WALK-IN-CLOSET
CL	CENTER LINE	HW.	HOT WATER	PDS	PULL DOWN STAIR	W&D	WASHER AND DRYER
COL.	COLUMN	IN.	INCH	QTY.	QUANTITY	W.C.	WATER CLOSET
D	DEPTH	INSUL.	INSULATE	R.	RISER	W.	WIDTHWIDE
DET.	DETAIL	KIT.	KITCHEN	REF.	REFERENCE	WIN.	WINDOW
DIAG.	DIAGONAL	LAUN.	LAUNDRY	REFER.	REFRIGERATOR	w/	WITH
DIA.	DIAMETER	LAV.	LAVATORY	REQ.	REQUIRED	w/o	WITHOUT
DIM.	DIMENSION	LT.	LIGHT	R.A.	RETURN AIR		
DR.	DOOR	LIN.	LINEN	RM.	ROOM		
DW.	DISHWASHER	LB.	POUND	R.O.	ROUGH OPENING		
DWR	DRAWER	LBS.	POUNT / WEIGHT	SHT.	SHEET		
DN.	DOWN	MANUF.	MANUFACTURE	SHTG.	SHEATING		
DS.	DOWNSPOUT	M.O.	MASONRY OPENING	SRD	SHEET ROCK OPENING		
EA.	EACH	M.	MASTER	SGD	SLIDING GLASS DOOR		
EQ.	EQUAL	MAX.	MAXIMUM	SD	SMOKE DETECTOR		

GRAPHIC LEGEND



GENERAL NOTES

THIS SET OF CONSTRUCTION DOCUMENTS WAS PRODUCED BY BUILDERS PLANSOURCE, INC. (BPS). BUILDERS PLANSOURCE, INC. IS A RESIDENTIAL PLANNING/DRAFTING FIRM AND HAS PROVIDED A DRAFTING SERVICE ONLY. THE HOME BUILDER/GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING ATTRIBUTES OF ANY PROJECT ASSOCIATED WITH THIS SET OF CONSTRUCTION DOCUMENTS:

(1) APPOINTING A LICENSED STRUCTURAL ENGINEER TO VERIFY AND/OR SPECIFY ANY OR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RAFTERS, TRUSSES, CEILING JOISTS, FLOOR JOISTS/SYSTEMS, GIRDERS, BEAMS, WALL BRACING DESIGN, FOUNDATION WALLS AND FOOTINGS, ETC.

(2) VERIFYING ALL COMPONENTS OF THESE DRAWINGS, PRIOR TO BEGINNING OF PROJECT, INCLUDING BUT NOT LIMITED TO DESIGN FEATURES, MEASUREMENTS, ROOM SIZES, ROOF PITCHES, WINDOW/DOOR SIZES, FOUNDATIONAL MEASUREMENTS/DIMENSIONS, AND ANY OTHER SPECIFIC INFORMATION WITHIN.

(3) VERIFYING BUILDING CODE COMPLIANCE TO ALL SPECIFIC FEDERAL, STATE, AND LOCAL BUILDING CODES. BECAUSE BUILDERS PLANSOURCE, INC. PROVIDES SERVICES IN MULTIPLE STATES, WE CAN NOT GUARANTEE OUR PLANS TO MEET ALL SPECIFIC CODES. THE BUILDER/CONTRACTOR MUST APPOINT A REGISTERED ARCHITECT IN THEIR SPECIFIC STATE TO VERIFY AND GUARANTEE CODE COMPLIANCE.

(4) VERIFYING EACH SPECIFIC LOT CONDITION AND REQUIREMENTS TO ENSURE POSITIVE DRAINAGE AND COMPLIANCE TO ALL FEDERAL, STATE, AND LOCAL CODES.

STAIR NOTES PER IRC 311.5

8'-1" STAIR
(USE 14" FLOOR SYSTEM WITH 3/4" PLYWOOD SUBFLOOR)
8'-1 1/2" WALL HEIGHT
14 TREADS AT 10" / 15 RISERS = 112 1/4" - VERIFY ON SITE

9'-1" STAIR
(USE 14" FLOOR SYSTEM WITH 3/4" PLYWOOD SUBFLOOR)
9'-1 1/2" WALL HEIGHT
15 TREADS AT 10" / 16 RISERS = 124 1/4" - VERIFY ON SITE

BUILDING CODE COMPLIANCE

ALL CONSTRUCTION TO COMPLY WITH LOCAL CODES AND ORDINANCE CURRENTLY IN USE WITH THE LOCAL JURISDICTION.

APPLICABLE CODES:

FOLLOW ALL APPLICABLE STATE AND LOCAL CODES.
- 2018 NORTH CAROLINA STATE SUPPLEMENTS AND AMENDMENTS

CONTRACTOR AND BUILDER SHALL REVIEW ENTIRE PLAN TO VERIFY CONFORMANCE WITH ALL CURRENT APPLICABLE CODES IN EFFECT AT THE TIME OF CONSTRUCTION. BY USING THESE DRAWINGS FOR CONSTRUCTION IT IS UNDERSTOOD THAT CONFORMANCE WITH ALL APPLICABLE CODES IS THE RESPONSIBILITY OF THE BUILDER AND CONTRACTOR

PRODUCT: SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-B

8,9,10

H 8,59

BUILDERS PLANSOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 638 KING, NORTH CAROLINA 27021
PHONE: 336-985-0363
FAX: 336-985-0884

BUILDER: DOVE HOMES LLC

ORG. DATE: 2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY: JJT

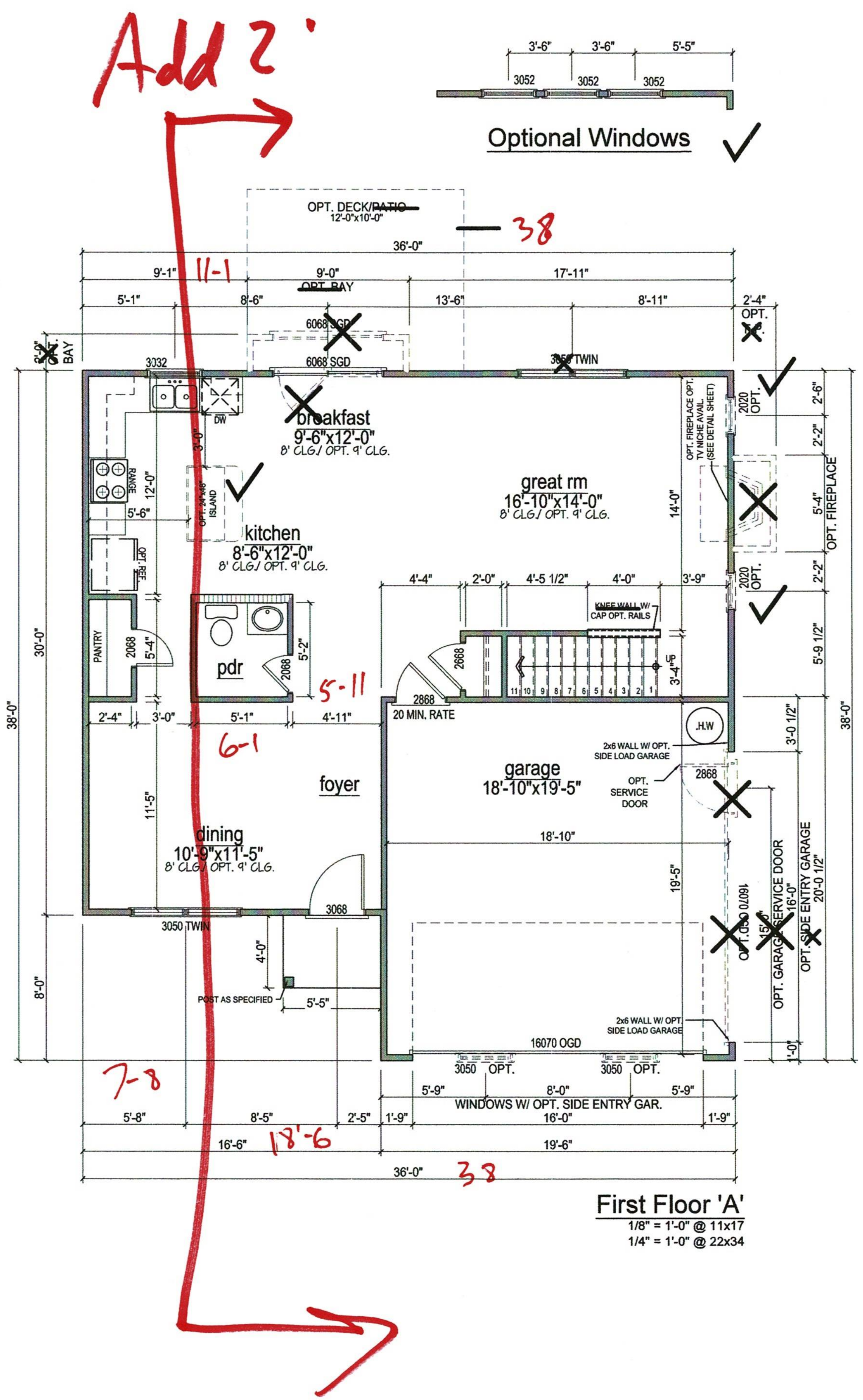
SAVED: AMCBRIDE

PLAN # RH

PLAN NAME: BROOKE

DRAWING: COVER

SHEET # 1.10



BPS (www.plansinc.com) - GENERAL INFORMATION

ALL CONTRACTORS SHALL REVIEW AND VERIFY ALL DIMENSIONS BEFORE BEGINNING ANY WORK.

ALL CONTRACTOR'S CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL BUILDING CODES.

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SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

ALL INTERIOR WALLS ARE TO BE MEASURED AT 3 1/2" UNLESS NOTED OTHERWISE. EXTERIOR WALLS ARE 4" UNLESS OTHERWISE NOTED.

THIS RESIDENCE IS NOT DESIGNED FOR A SPECIFIC LOT/GRADE CONDITION. IT IS THE BUILDER'S RESPONSIBILITY TO MAKE SURE FOUNDATION WALLS, POSITIVE DRAINAGE, AND GRADING ARE COMPLETED AND/OR INSTALLED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES.

COPYRIGHT INFORMATION

PLAN NOTES

1. REFER TO PLANS AND ELEVATIONS FOR WALL PLATE HEIGHTS. COVER NOTES CONTAIN STAIR CONST. INFORMATION.
2. SEE ELEVATIONS FOR WINDOW AND DOOR HEADER HEIGHTS
3. ALL EXTERIOR WALLS ARE DRAWN AT 4" U.N.O. W/ STUD SPACING AT 16" O.C.
4. ALL INTERIOR WALLS ARE DRAWN AT 3 1/2" U.N.O. ALL LOAD BEARING WALL CONST. @ 16" O.C. W/ DBL TOP PLATE U.N.O.
5. APPLY 1/2" GYP. BD. ON ALL GARAGE WALLS AND 5/8" TYPE X GYP. BD. ON GARAGE CEILING.
6. VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER.
7. (2) HOSE BIBS SHALL BE INSTALLED, LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR

BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLANSOURCE, INC.
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PHONE:
336-985-0363
FAX:
336-985-0884

BUILDER:
DOVE HOMES LLC

ORG. DATE: 2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY:
JJT

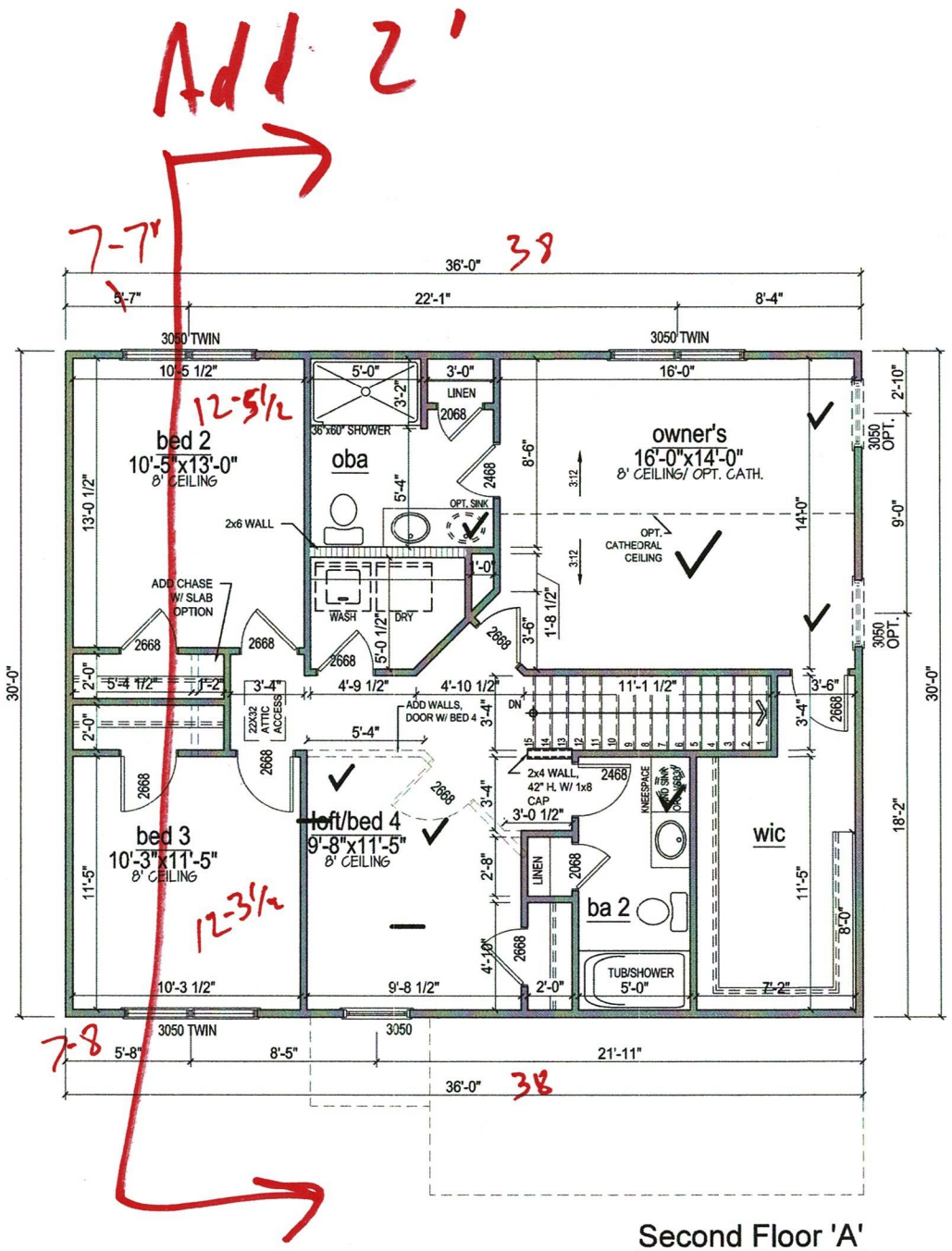
SAVED: AMCBRIDE

PLAN NAME: BROOKE

PLAN #: RH

DRAWING: FIRST FLOOR PLAN ELEVATION A

SHEET #: 4.10A



Second Floor 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34

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ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC., SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

SOME FINISHED MATERIALS SUCH AS FLOOR COVERINGS, WALL COVERINGS, AND ANY RELATED TRIM WORK MAY NOT BE FOUND IN THESE PLANS, THESE ITEMS ARE TO BE DETERMINED BY THE BUILDER.

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PLAN NOTES

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5. APPLY 1/2" GYP. BD. ON ALL GARAGE WALLS AND 5/8" TYPE X GYP. BD. ON GARAGE CEILING.
6. VERIFY LOCATION OF HVAC CONDENSOR WITH FIELD MANAGER.
7. (2) HOSE BIBS SHALL BE INSTALLED, LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR

BUILDERS PLAN SOURCE

ADDRESS: BUILDERS PLANSOURCE, INC. PO BOX 536 KING, NORTH CAROLINA 27021

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FAX: 336-985-0884

BUILDER: DOVE HOMES LLC

ORG. DATE: 2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY: JJT

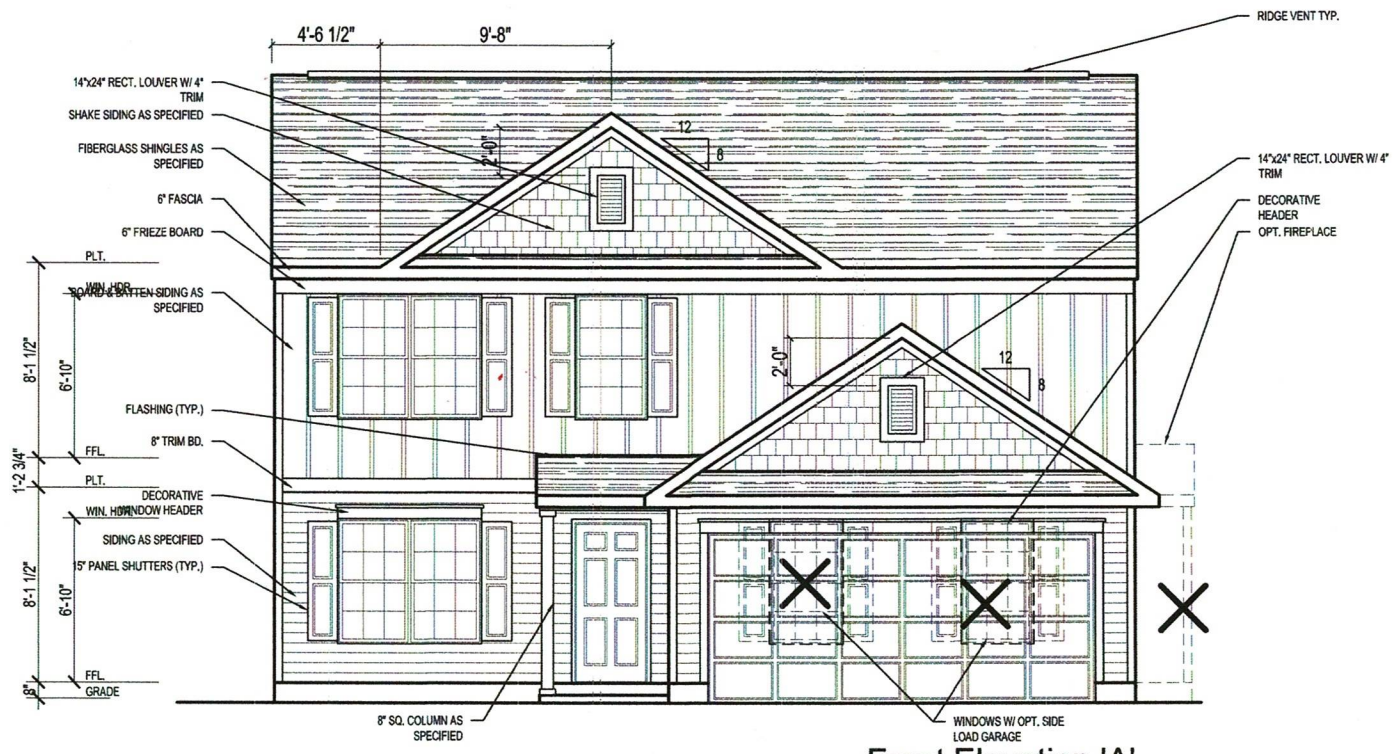
SAVED: AMCBRIDE

PLAN NAME: BROOKE

PLAN #: RH

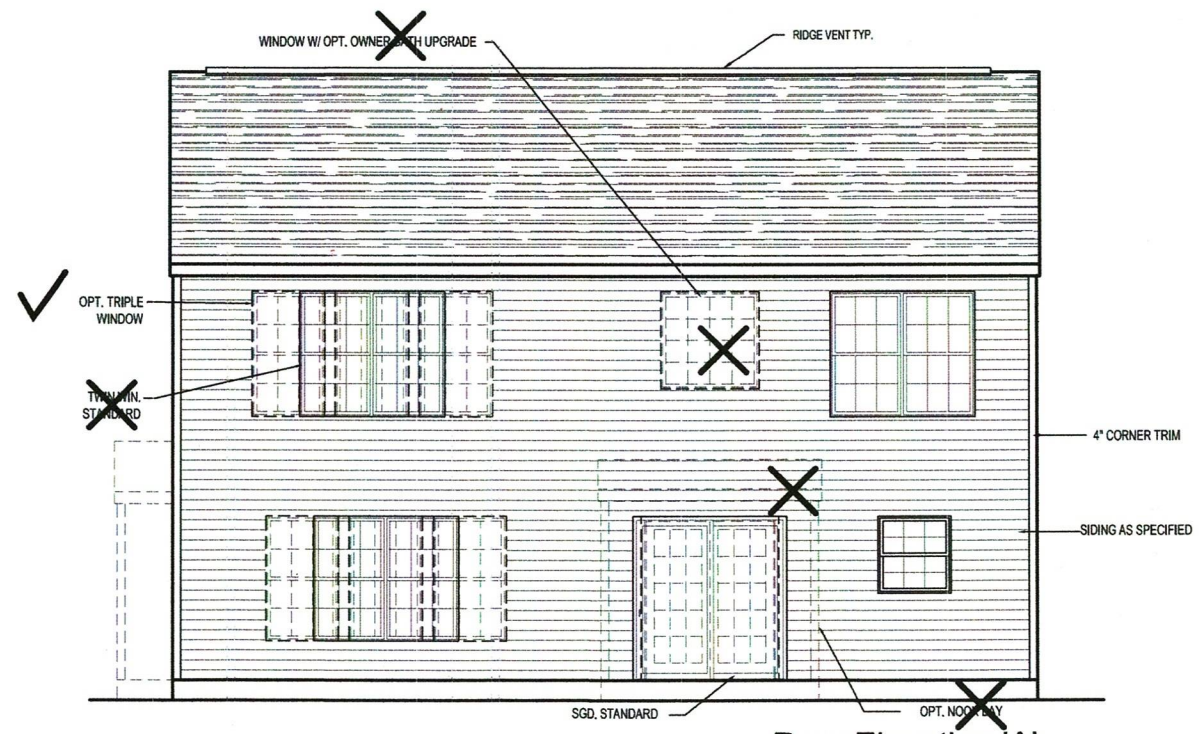
DRAWING: SECOND FLOOR PLAN ELEVATION A

SHEET # 4.20A



Front Elevation 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



Rear Elevation 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34

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ALL STRUCTURAL COMPONENTS INCLUDING, BUT NOT LIMITED TO, SOLID HEADERS, BEAMS, HIP RAFTERS, VALLEY RAFTERS, GIRDERS, PIERS, JOISTS, BEARING WALLS, ETC. SHALL BE SIZED AND/OR SPECIFIED IN ACCORDANCE WITH CURRENT STATE AND LOCAL BUILDING CODES. IT SHALL BE THE RESPONSIBILITY OF THE BUILDER TO HIRE/APPOINT A REGISTERED ENGINEER TO SPECIFY SUCH COMPONENTS. BUILDERS PLAN SOURCE, INC. (WWW.PLANSINC.COM) HAS PROVIDED A DRAFTING SERVICE ONLY AND SHALL NOT BE HELD LIABLE FOR STRUCTURAL COMPONENTS FOUND WITHIN PLANS.

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BUILDERS PLANSOURCE

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FAX:
336-985-0884

BUILDER:
DOVE HOMES LLC

ORG. DATE:
2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY:
JJT

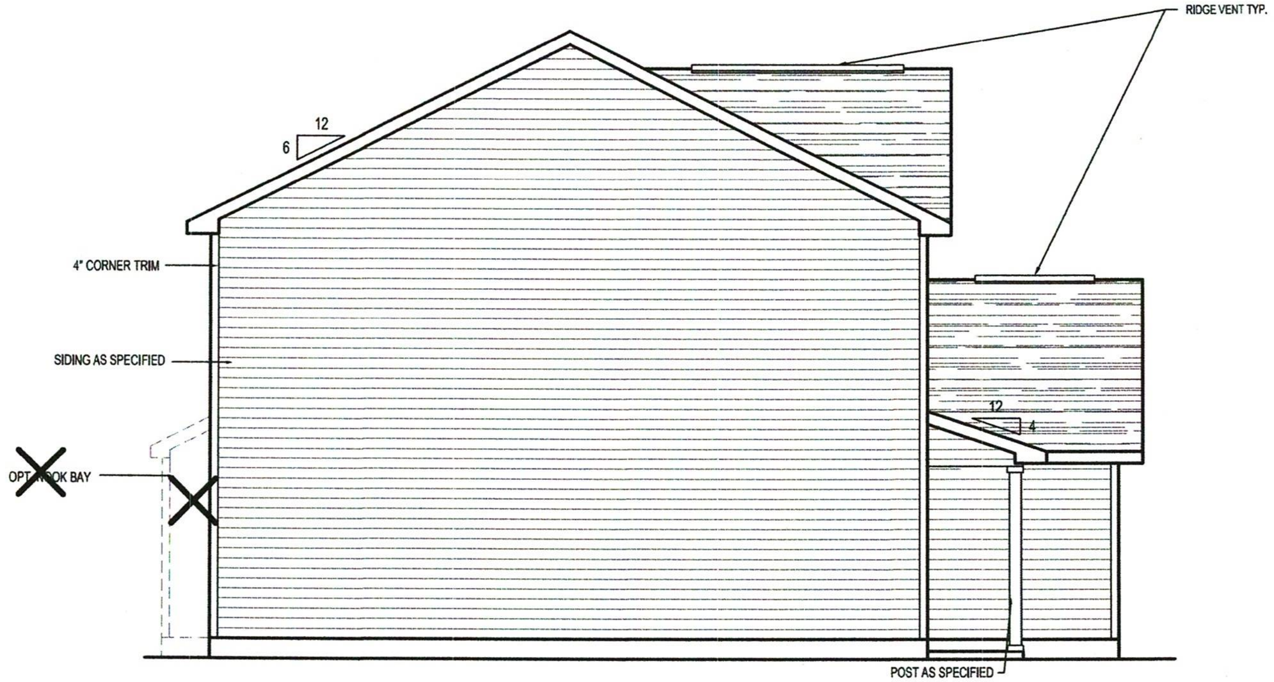
SAVED: AMCBRIDE

PLAN #
RH

PLAN NAME
BROOKE

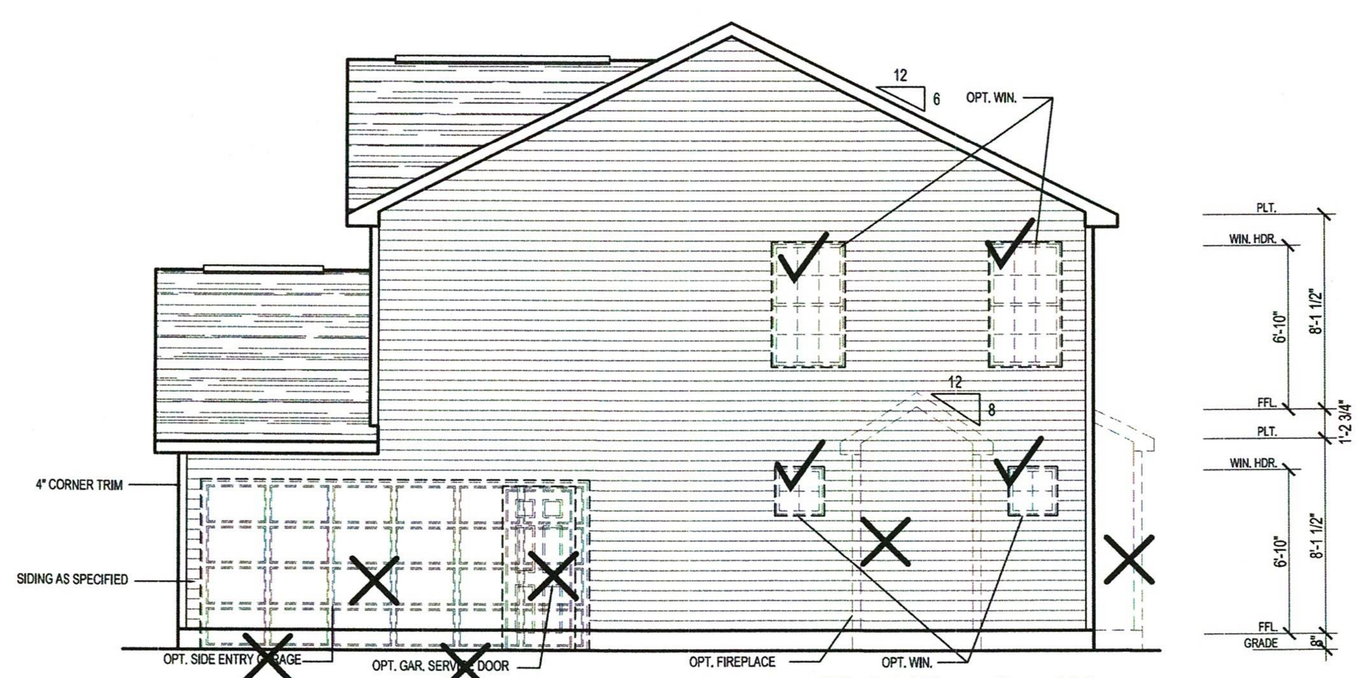
DRAWING:
FRONT AND REAR ELEVATION A

SHEET #
5.10A



Left Elevation 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34



Right Elevation 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34

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BUILDERS PLAN SOURCE

ADDRESS:
BUILDERS PLANSOURCE, INC.
PO BOX 836
KING, NORTH CAROLINA 27021
PHONE:
336-985-0363
FAX:
336-985-0884

BUILDER:
DOVE HOMES LLC

ORG. DATE:
2021-04-09
REVISIONS:

DRAWN BY:
APPROVED BY:
JJT
SAVED: AMCBRIDE

PLAN NAME: BROOKE
PLAN #: RH
DRAWING: LEFT AND RIGHT ELEVATION A

SHEET #
5.11A

BUILDER:
DOVE HOMES LLC

ADDRESS:
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PO BOX 836
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BUILDERS PLAN SOURCE

ORG. DATE
2021-04-09

REVISIONS:
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.
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.

DRAWN BY:
.

APPROVED BY:
JJT

SAVED: AMCBRIDE

PLAN NAME
BROOKE

PLAN #
RH

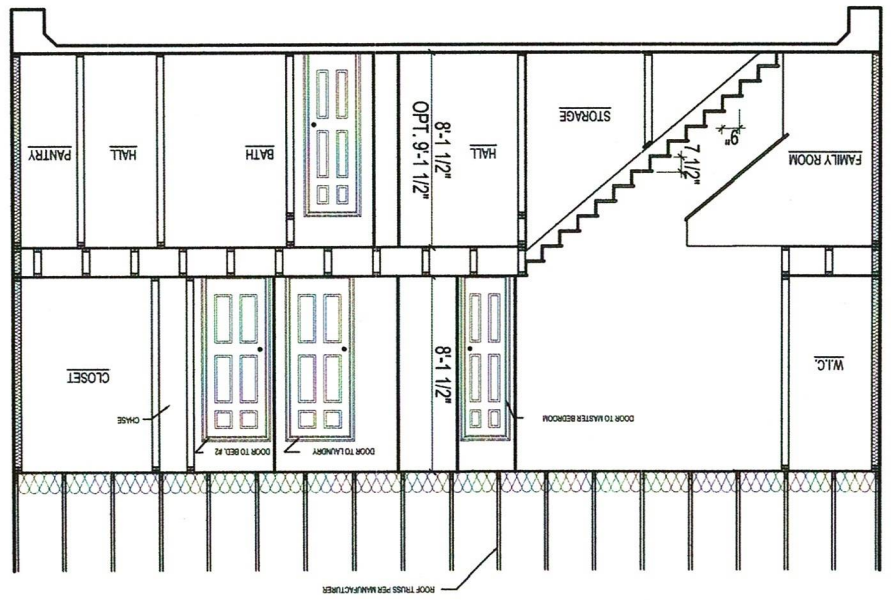
DRAWING:
BUILDING SECTION

SHEET #
6.10

* NOTE: SECTION IS FOR MAIN HOUSE AREA ONLY. FRONT EXTERIOR WALL COVERINGS, FOUNDATION, ETC., MAY VARY PER ELEVATION

BUILDING SECTION

* NOTE: BUILDING SECTION IS DRAWN AS SLAB ON GRADE BY DEFAULT. BUILDER MUST ADJUST FOR CRAWL SPACES OR BASEMENTS AS REQUIRED PER LOCAL CODES.



BPS (WWW.JOINBPS.COM) - GENERAL INFORMATION

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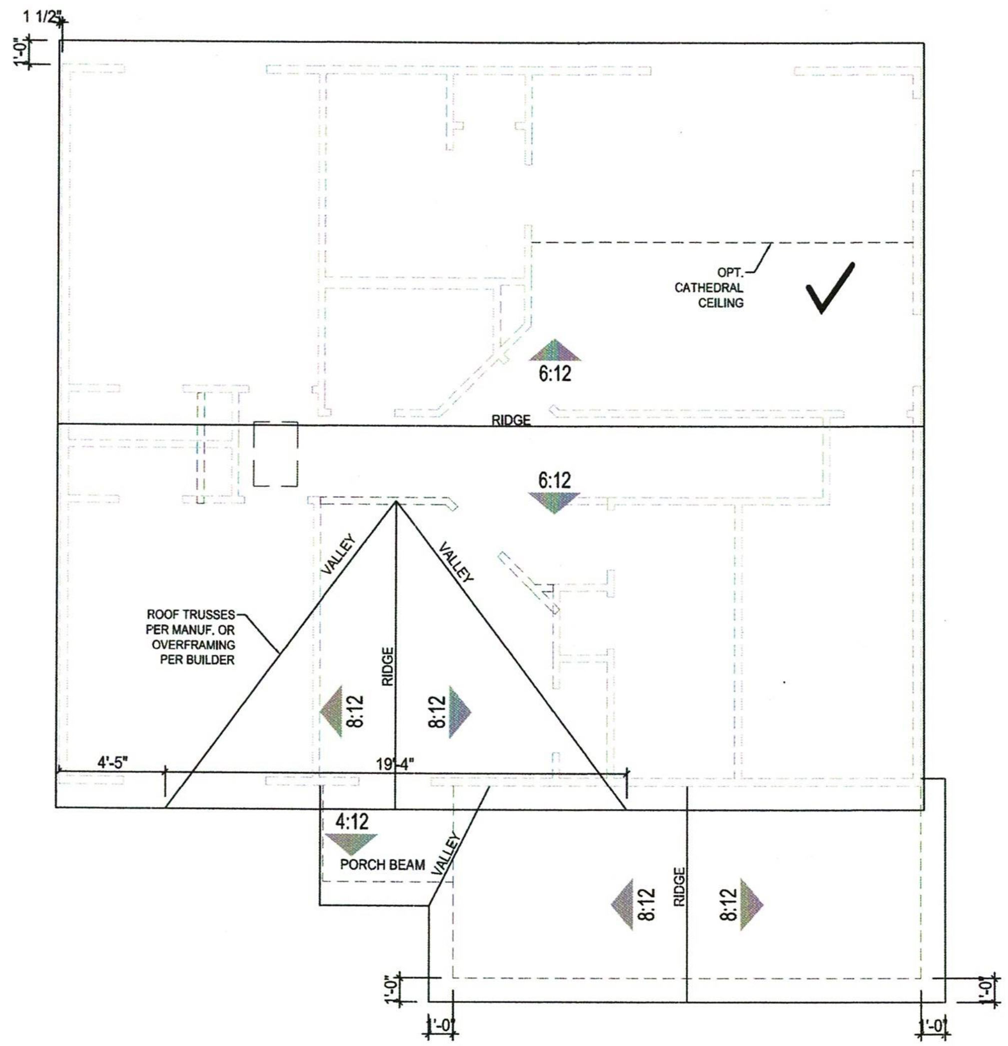

Roof Plan 'A'

1/8" = 1'-0" @ 11x17
1/4" = 1'-0" @ 22x34

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ATTIC VENTILATION

1258 SQ.FT. OF CLG. /300 = 4.19 REQ.
RIDGEVENT = .125 SQ.FT. PER FT. 46'-1" x .125 = (5.77)
SOFFIT VENT = .062 SQ.FT. PER FT. 90'-4" x .062 = (5.60)
TOTAL SQ.FT. VENTILATION PROVIDED (11.37)

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PHONE:
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FAX:
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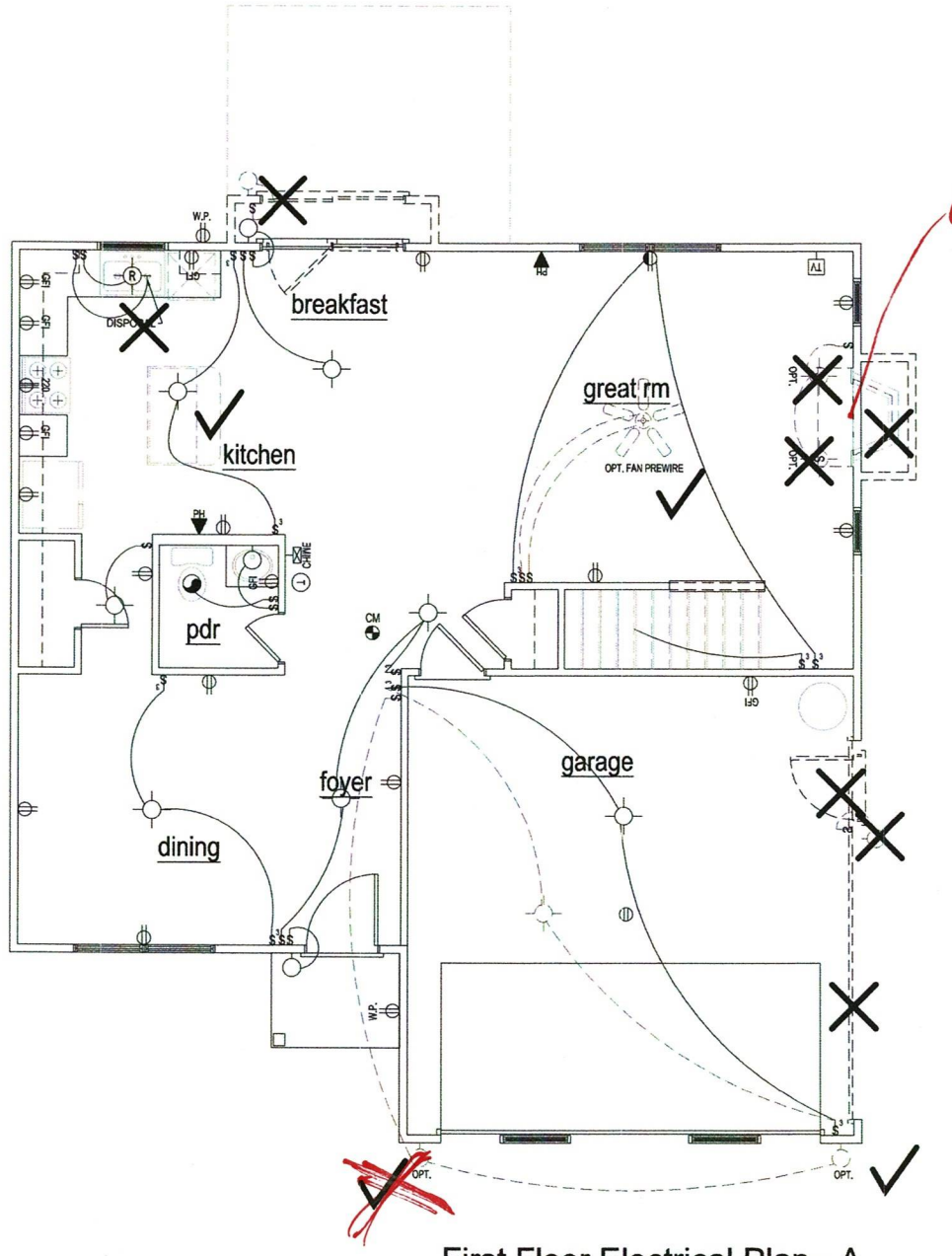
BUILDER: DOVE HOMES LLC

ORG. DATE: 2021-04-09
REVISIONS:

DRAWN BY:
APPROVED BY: JJT
SAVED: AMCBRIDE

PLAN NAME: BROOKE
PLAN #: RH
DRAWING: ROOF PLAN ELEVATION A

SHEET #: 7.10A



First Floor Electrical Plan - A

1/8" = 1'-0" @ 11x17

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ELECTRICAL LEGEND

DESCRIPTION	
SINGLE POLE SWITCH	
THREE-WAY SWITCH	
FOUR-WAY SWITCH	
DUPLEX RECEPTACLE	
SPLIT-WIRED DUPLEX RECEPTACLE	
WATERPROOF GFI RECEPTACLE	W.P.
GROUND FAULT DUPLEX RECEPTACLE	GFI
220 RECEPTACLE	220
CEILING DUPLEX RECEPTACLE	
FLOOR DUPLEX RECEPTACLE	FD
TELEPHONE	OPT.
CEILING FIXTURE	
SCONCEWALL LIGHT	
RECESSED LIGHT	
RECESSED DIRECTIONAL LIGHT	
CABLE TELEVISION	
SMOKE DETECTOR - SMOKE/CARBON MONOXIDE DETECTOR	SD CM
EXHAUST FAN	
EXHAUST FAN W/ LIGHT	
THERMOSTAT	T
DOOR CHIME	
ELEC. PANEL BOX	PANEL
FLOOD LIGHT	
CEILING FAN	OPT. FAN
FLOURESCENT LIGHT	
PENDANT LIGHT	

NOTE: - "L" DENOTES LED FIXTURE

ELECTRICAL LAYOUTS ARE PROVIDED AS A GENERAL GUIDE AND ACTUAL LAYOUT MAY VARY. IN ALL CASES THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH LOCAL, STATE, AND NATIONAL CODES.

INSTALL AFCI OUTLETS IN REQUIRED LOCATIONS PER THE NATIONAL ELECTRICAL CODE

A MINIMUM OF 75 PERCENT OF ALL THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.(N1104.1)

NOTE: OVERHEAD LIGHTS, PHONE OUTLETS, TV CABLE OUTLETS AND RECESSED LIGHTING MAY NOT BE INCLUDED STANDARD BY THE BUILDER. PLEASE CONSULT WITH THE BUILDER TO DETERMINE WHAT APPLICABLE STANDARDS APPLY IN THIS HOME.

BUILDERS PLAN SOURCE

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PHONE: 336-985-0363

FAX: 336-985-0884

BUILDER: DOVE HOMES LLC

ORG. DATE: 2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY: JJT

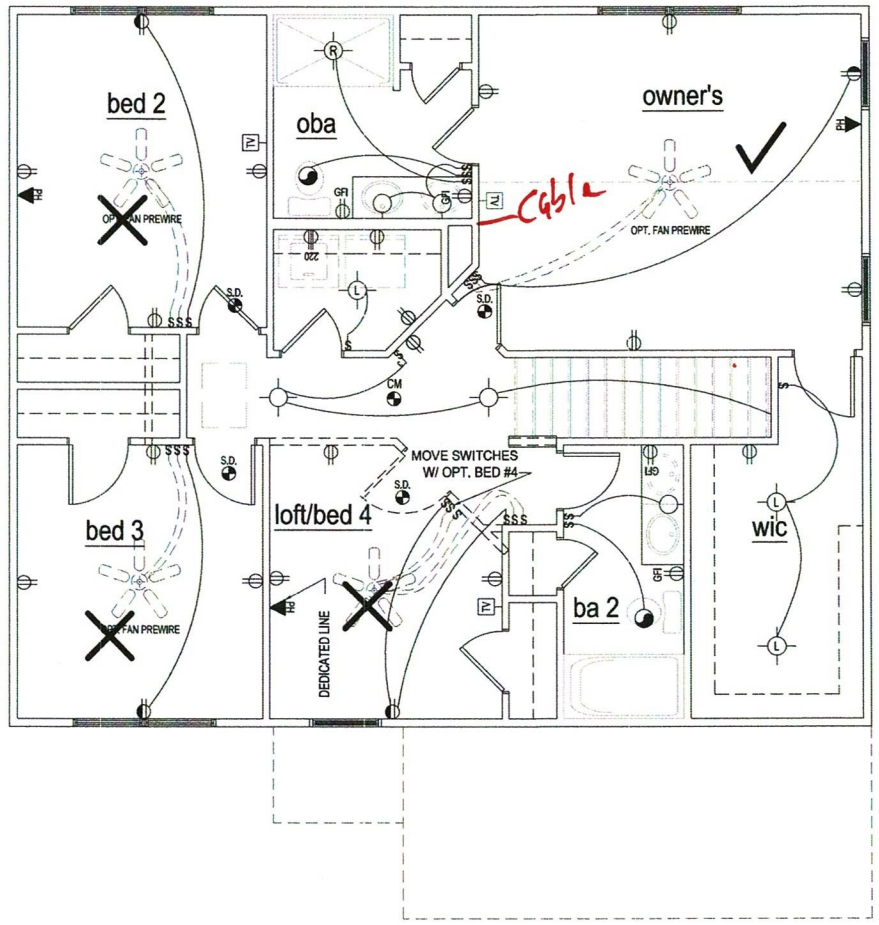
SAVED: AMCBRIDE

PLAN NAME: BROOKE

PLAN #: RH

DRAWING: FIRST FLOOR ELECTRIAL PLANS

SHEET # 8.10



Second Floor Electrical 'A'

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- 220 RECEPTACLE (220)
- CEILING DUPLEX RECEPTACLE
- FLOOR DUPLEX RECEPTACLE
- TELEPHONE (OPT)
- CEILING FIXTURE
- SCONCE/WALL LIGHT
- RECESSED LIGHT
- RECESSED DIRECTIONAL LIGHT
- CABLE TELEVISION
- SMOKE DETECTOR - SMOKE/CAREON MONOXIDE DETECTOR (SD CM)
- EXHAUST FAN
- EXHAUST FAN W/ LIGHT
- THERMOSTAT (T)
- DOOR CHIME
- ELEC. PANEL BOX (PANEL)
- FLOOD LIGHT
- CEILING FAN (OPT. FAN)
- FLOURESCENT LIGHT
- PENDANT LIGHT

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PHONE: 336-985-0363

FAX: 336-985-2884

BUILDER: DOVE HOMES LLC

ORG. DATE: 2021-04-09

REVISIONS:

DRAWN BY:

APPROVED BY: JJT

SAVED: AMCBRIDE

PLAN NAME: BROOKE
PLAN #: RH
DRAWING: 8.20 SECOND FLOOR ELECTRIAL PLANS

SHEET #: ----

DESIGN SPECIFICATIONS:

Construction Type: Commerical ☐ Residential ☒

Applicable Building Codes:
- 2018 North Carolina Residential Building Code
- ASCE 7-10: Minimum Design Loads for Buildings and Other Structures

Design Loads:
1. Roof Live Loads
   - 1.1. Conventional 2x ..... 20 PSF
   - 1.2. Truss ..... 20 PSF
     - 1.2.1. Attic Truss ..... 60 PSF
2. Roof Dead Loads
   - 2.1. Conventional 2x ..... 10 PSF
   - 2.2. Truss ..... 20 PSF
3. Snow ..... 15 PSF
   - 3.1. Importance Factor 1.0
4. Floor Live Loads
   - 4.1. Typ. Dwelling ..... 40 PSF
   - 4.2. Sleeping Areas ..... 30 PSF
   - 4.3. Decks ..... 40 PSF
   - 4.4. Passenger Garage ..... 50 PSF
5. Floor Dead Loads
   - 5.1. Conventional 2x ..... 10 PSF
   - 5.2. I-Joist ..... 15 PSF
   - 5.3. Floor Truss ..... 15 PSF
6. Ultimate Wind Speed (3 sec. gust) .....130 MPH
   - 6.1. Exposure ..... B
   - 6.2. Importance Factor 1.0
   - 6.3. Wind Base Shear
     - 6.3.1. Vx =
     - 6.3.2. Vy =
7. Component and Cladding (in PSF)

MEAN ROOF HT.	UP TO 30'	30'1"-35'	35'1"-40'	40'1"-45'
ZONE 1	16.7,-18.0	17.5,-18.9	18.2,-19.6	18.7,-20.2
ZONE 2	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 3	16.7,-21.0	17.5,-22.1	18.2,-22.9	18.7,-23.5
ZONE 4	18.2,-19.0	19.2,-20.0	19.9,-20.7	20.4,-21.3
ZONE 5	18.2,-24.0	19.2,-25.2	19.9,-26.1	20.4,-26.9

8. Seismic
   - 8.1. Site Class ..... D
   - 8.2. Design Category C
   - 8.3. Importance Factor 1.0
   - 8.4. Seismic Use Group 1
   - 8.5. Spectral Response Acceleration
     - 8.5.1. Sms = %g
     - 8.5.2. Sm1 = %g
   - 8.6. Seismic Base Shear
     - 8.6.1. Vx =
     - 8.6.2. Vy =
   - 8.7. Basic Structural System (check one)
     - ☒ Bearing Wall
     - ☐ Building Frame
     - ☐ Moment Frame
     - ☐ Dual w/ Special Moment Frame
     - ☐ Dual w/ Intermediate R/C or Special Steel
     - ☐ Inverted Pendulum
   - 8.8. Arch/Mech Components Anchored ..... No
   - 8.9. Lateral Design Control: Seismic ☐ Wind ☒
9. Assumed Soil Bearing Capacity 2000psf

SUMMIT
ENGINEERING, LABORATORY, & TESTING INC.

STRUCTURAL PLANS PREPARED FOR:

BROOKE

PROJECT ADDRESS:
TBD

OWNER:
John Dove
2516 Brook Crossing Circle
Raleigh, NC 27606

DESIGNER:
Builders Plansource, Inc.
PO Box 836
King, North Carolina 27021

These drawings are to be coordinated with the architectural, mechanical, plumbing, electrical, and civil drawings. This coordination is not the responsibility of the structural engineering of record (SER). Should any discrepancies become apparent, the contractor shall notify SUMMIT Engineering, Laboratory and Testing, P.C. before construction begins.

PLAN ABBRIVATIONS:

AB	Anchor Bolt	OC	On Center
ACI	American Concrete Institute	PCF	Pounds per Cubic Foot
ASCE	American Society of Civil Engineers	PCI	Pounds per Cubic Inch
AFA	American Fiberboard Association	PSF	Pounds per Square Foot
AFF	Above Finished Floor	PSI	Pounds per Square Inch
AISC	American Institute for Steel Construction	PT	Pressure Treated
APA	American Plywood Association	SC	Stud Column
AWS	American Welding Society	SER	Structural Engineer of Record
CJ	Ceiling Joist	SJ	Single Joist
CLR	Clear	SPF	Spruce Pine Fir
DBL	Double	SST	Simpson Strong Tie
DJ	Double Joist	ST	Single Truss
DSP	Double Stud Pocket	STD	Standard
EA	Each	SYP	Southern Yellow Pine
EE	Each End	TJ	Triple Joist
EOS	Edge of Slab	TOF	Top of Footing
EW	Each Way	TSP	Triple Stud Pocket
HDG	Hot Dipped Galvanized	TYP	Typical
NDS	Nation Design Spec. for Wood	UNO	Unless Noted Otherwise
NTS	Not to Scale	WWF	Welded Wire Fabric

SHEET LIST:

REVISION LIST:

Revision No.	Date	Project No.	Description

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21
STRUCTURAL MEMBERS ONLY

SUMMIT
ENGINEERING, LABORATORY, & TESTING INC.
3575 CENTRE CIRCLE
FORT MILL, SC 29715
OFFICE: 704.504.1717
FAX: 704.504.1125
WWW.SUMMIT-COMPANIES.COM

NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Coversheet

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS1

GENERAL STRUCTURAL NOTES:

1. The design professional whose seal appears on these drawings is the structural engineer of record (SER) for this project. The SER bears the responsibility of the primary structural elements and the performance of this structure. No other party may revise, alter, or delete any structural aspects of these construction documents without written permission of SUMMIT Engineering, Laboratory & Testing, P.C. (SUMMIT) or the SER. For the purposes of these construction documents the SER and SUMMIT shall be considered the same entity.
2. The structure is only stable in its completed form. The contractor shall provide all required temporary bracing during construction to stabilize the structure.
3. The SER is not responsible for construction sequences, methods, or techniques in connection with the construction of this structure. The SER will not be held responsible for the contractor's failure to conform to the contract documents, should any non-conformities occur.
4. Any structural elements or details not fully developed on the construction drawings shall be completed under the direction of a licensed professional engineer. These shop drawings shall be submitted to SUMMIT for review before any construction begins. The shop drawings will be reviewed for overall compliance as it relates to the structural design of this project. Verification of the shop drawings for dimensions, or for actual field conditions, is not the responsibility of the SER or SUMMIT.
5. Verification of assumed field conditions is not the responsibility of the SER. The contractor shall verify the field conditions for accuracy and report any discrepancies to SUMMIT before construction begins.
6. The SER is not responsible for any secondary structural elements or non-structural elements, except for the elements specifically noted on the structural drawings.
7. This structure and all construction shall conform to all applicable sections of the international residential code.
8. All structural and all construction shall conform to all applicable sections of the 2018 North Carolina Residential Code (NCRC) and any local codes or restrictions.

FOUNDATIONS:

1. Foundations shall be constructed in accordance with chapter 4 of the 2018 NC Residential Code (Special consideration shall be given to chapter 45 in wind zones 130 mph and above.)
2. Footing sizes are based on a presumptive soil bearing capacity of 2000 PSF. The contractor is solely responsible for verifying the suitability of the site soil conditions at the time of construction.
3. Maximum depth of unbalanced fill against masonry walls to be as specified in section R404.1 of the 2018 NCRC.
4. The structural engineer has not performed a subsurface investigation. Verification of this assumed value is the responsibility of the owner or the contractor. Should any adverse soil condition be encountered the SER must be contacted before proceeding.
5. The bottom of all footings shall extend below the frost line for the region in which the structure is to be constructed. However, the bottom of all footings shall be a minimum of 12" below grade.
6. Any fill shall be placed under the direction or recommendation of a licensed professional engineer. The resulting soil shall be compacted to a minimum of 95% maximum dry density.
7. Excavations of footings shall be lined temporarily with a 6 mil polyethylene membrane if placement of concrete does not occur within 24 hours of excavation.
8. No concrete shall be placed against any subgrade containing water, ice, frost, or loose material.
9. Each crawl space pier shall bear in the middle third of its respective footing and each girder shall bear in the middle third of the pier. Pilasters to be bonded to the perimeter foundation wall.
10. Crawl space to be graded level and clear of all debris.
11. Proved foundation waterproofing and drain with positive slope to outlet as required by site conditions.
12. Energy efficiency compliance and insulation of the structure to be in accordance with chapter 11 of the 2018 NCRC.

STRUCTURAL STEEL:

1. Structural steel shall be fabricated and erected in accordance with the American Institute of Steel Construction "Code of Standard Practice for Steel Buildings and Bridges" and the manual of Steel Construction "Load Resistance Factor Design" latest editions.
2. All steel shall have a minimum yield stress (F_y) of 36 ksi unless otherwise noted.
3. Welding shall conform to the latest edition of the American Welding Society's Structural Welding Code AWS D1.1. Electrodes for shop and field welding shall be class E70XX. All welding shall be performed by a certified welder per the above standards.

CONCRETE:

1. Concrete shall have a normal weight aggregate and a minimum compressive strength (f'_c) at 28 days of 3000 psi, unless noted otherwise on the plan.
2. Concrete shall be proportioned, mixed, and placed in accordance with the latest editions of ACI 318: "Building Code Requirements for Reinforced Concrete" and ACI 301: "Specifications for Structural Concrete for Buildings".
3. Air entrained concrete must be used for all structural elements exposed to freeze/thaw cycles and deicing chemicals. Air entrainment amounts (in percent) shall be within −1% to +2% of target values as follows:
   - 3.1. Footings: 5%
   - 3.2. Exterior Slabs: 5%
4. No admixtures shall be added to any structural concrete without written permission of the SER.
5. Concrete slabs-on-grade shall be constructed in accordance with ACI 302.1R-96: "Guide for Concrete Slab and Slab Construction".
6. The concrete slab-on-grade has been designed using a subgrade modulus of k=250 pci and a design loading of 200 psf. The SER is not responsible for differential settlement, slab cracking or other future defects resulting from unreported conditions not in accordance with the above assumptions.
7. Control or saw cut joints shall be spaced in interior slabs-on-grade at a maximum of 15'-0" O.C. and in exterior slabs-on-grade at a maximum of 10'-0" unless noted otherwise.
8. Control or saw cut joints shall be produced using conventional process within 4 to 12 hours after the slab has been finished. Reinforcing steel may not extend through a control joint. Reinforcing steel may extend through a saw cut joint.
9. All welded wire fabric (W.W.F.) for concrete slabs-on-grade shall be placed at mid-depth of slab. The W.W.F. shall be securely supported during the concrete pour.

CONCRETE REINFORCEMENT:

1. Fibrous concrete reinforcement, or fibermesh, specified in concrete slabs-on-grade may be used for control of cracking due to shrinkage and thermal expansion/contraction, lowered water migration, an increase in impact capacity, increased abrasion resistance, and residual strength.
2. Fibermesh reinforcing to be 100% virgin polypropylene fibers containing no reprocessed olefin materials and specifically manufactured for use as concrete secondary reinforcement.
3. Application of fibermesh per cubic yard of concrete shall equal a minimum of 0.1% by volume (1.5 pounds per cubic yard)
4. Fibermesh shall comply with ASTM C1116, any local building code requirements, and shall meet or exceed the current industry standard.
5. Steel reinforcing bars shall be new billet steel conforming to ASTM A615, grade 60.
6. Detailing, fabrication, and placement of reinforcing steel shall be in accordance with the latest edition of ACI 315: "Manual of Standard Practice for Detailing Concrete Structures"
7. Horizontal footing and wall reinforcement shall be continuous and shall have 90° bends, or corner bars with the same size/spacing as the horizontal reinforcement with a class B tension splice.
8. Lap reinforcement as required, a minimum of 40 bar diameters for tension or compression unless otherwise noted. Splices in masonry shall be a minimum of 48 bar diameters.
9. Where reinforcing dowels are required , they shall be equivalent in size and spacing to the vertical reinforcement. The dowel shall extend 48 bar diameters vertically and 20 bar diameters into the footing.
10. Where reinforcing steel is required vertically, dowels shall be provided unless otherwise noted.

WOOD FRAMING:

1. Solid sawn wood framing members shall conform to the specifications listed in the latest edition of the "National Design Specification for Wood Construction" (NDS). Unless otherwise noted, all wood framing members are designed to be Southern-Yellow-Pine (SYP) #2.
2. LVL or PSL engineered wood shall have the following minimum design values:
   - 2.1. E = 1,900,000 psi
   - 2.2. Fb = 2600 psi
   - 2.3. Fv = 285 psi
   - 2.4. Fc = 700 psi
3. Wood in contact with concrete, masonry, or earth shall be pressure treated in accordance with AWPA standard C-15. All other moisture exposed wood shall be treated in accordance with AWPA standard C-2
4. Nails shall be common wire nails unless otherwise noted.
5. Lag screws shall conform to ANSI/ASME standard B18.2.1-1981. Lead holes for lag screws shall be in accordance with NDS specifications.
6. All beams shall have full bearing on supporting framing members unless otherwise noted.
7. Exterior and load bearing stud walls are to be 2x4 SYP #2 @ 16" O.C. unless otherwise noted. Studs shall be continuous from the sole plate to the double top plate. Studs shall only be discontinuous at headers for window/door openings. A minimum of one king stud shall be placed at each end of the header. King studs shall be continuous.
8. Individual studs forming a column shall be attached with one 10d nail @ 6" O.C. staggered. The stud column shall be continuous to the foundation or beam. The column shall be properly blocked at all floor levels to ensure proper load transfer.
9. Multi-ply beams shall have each ply attached with (3) 12d nails @ 12" O.C.
10. Flitch beams, 4-ply beams and 3-ply side loaded beams shall be bolted together with (2) rows of 1/2" diameter through bolts staggered @ 24" O.C. unless noted otherwise. Min. edge distance shall be 2" and (2) bolts shall be located a min. 6" from each end of the beam.

WOOD TRUSSES:

1. The wood truss manufacturer/fabricator is responsible for the design of the wood trusses. The SER shall assume no responsibility for the correctness for the structural design for the wood trusses. SUMMIT shall be notified by the truss manufacturere/fabricator or the client of any discrepancies between the truss/joist layouts and the sealed structural plans prior to the start of construction.
2. The wood trusses shall be designed for all required loadings as specified in the local building code, the ASCE Standard "Minimum Design Loads for Buildings and Other Structures." (ASCE 7-10), and the loading requirements shown on these specifications. The truss drawings shall be coordinated with all other construction documents and provisions provided for loads shown on these drawings including but not limited to HVAC equipment, piping, and architectural fixtures attached to the trusses.
3. All girder truss to girder truss connections, truss to top plate connections and uplift connections are the responsibility of the wood truss manufacturer/fabricator.
4. The trusses shall be designed, fabricated, and erected in accordance with the latest edition of the "National Design Specification for Wood Construction." (NDS) and "Design Specification for Metal Plate Connected Wood Trusses."
5. The truss manufacturer shall provide adequate bracing information in accordance with "Commentary and Recommendations for Handling, Installing, and Bracing Metal Plate Connected Wood Trusses" (HIB-91). This bracing, both temporary and permanent, shall be shown on the shop drawings. Also, the shop drawings shall show the required attachments for the trusses.
6. Any chords or truss webs shown on these drawings have been shown as a reference only. The final design of the trusses shall be per the manufacturer.

EXTERIOR WOOD FRAMED DECKS:

1. Decks are to be framed in accordance with local building codes and as referenced on the structural plans, either through code references or construction details.

WOOD STRUCTURAL PANELS:

1. Fabrication and placement of structural wood sheathing shall be in accordance with the APA Design/Construction Guide "Residential and Commercial," and all other applicable APA standards.
2. All structurally required wood sheathing shall bear the mark of the APA.
3. Wood wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information. Sheathing shall be applied with the long direction perpendicular to framing, unless noted otherwise.
4. Roof sheathing shall be APA rated sheathing exposure 1 or 2. Roof sheathing shall be continuous over two supports and attached to its supporting roof framing with (1)-8d CC nail at 6" O.C. at panel edges and at 12" O.C. in panel field unless otherwise noted on the plans. Sheathing shall be applied with the long direction perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of plywood clips or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
5. Wood floor sheathing shall be APA rated sheathing exposure 1 or 2. Attach sheathing to its supporting framing with (1)-8d CC ringshank nail at 6" O.C. at panel edges and at 12" O.C. in panel field unless otherwise noted on the plans. Sheathing shall be applied perpendicular to framing. Sheathing shall have a span rating consistent with the framing spacing. Use suitable edge support by use of T&G plywood or lumber blocking unless otherwise noted. Panel end joints shall occur over framing. Apply building paper over the sheathing as required by the state Building Code.
6. Sheathing shall have a 1/8" gap at panel ends and edges as recommended in accordance with the APA.

STRUCTURAL FIBERBOARD PANELS:

1. Fabrication and placement of structural fiberboard sheathing shall be in accordance with the applicable AFA standards.
2. Fiberboard wall sheathing shall comply with the requirements of local building codes for the appropriate state as indicated on these drawings. Refer to wall bracing notes in plan set for more information.
3. Sheathing shall have a 1/8" gap at panel ends and edges are recommended in accordance with the AFA.

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.

6/2/21

STRUCTURAL MEMBERS ONLY

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Coversheet

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
CS2

38

FOUNDATION NOTES:

1. FOUNDATIONS TO BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 4 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
2. STRUCTURAL CONCRETE TO BE F_c = 3000 PSI, PREPARED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318.
3. FOOTINGS TO BE PLACED ON UNDISTURBED EARTH, BEARING A MINIMUM OF 12" BELOW ADJACENT FINISHED GRADE, OR AS OTHERWISE DIRECTED BY THE CODE ENFORCEMENT OFFICIAL.
4. FOOTING SIZES BASED ON A PRESUMPTIVE SOIL BEARING CAPACITY OF 2000 PSF. CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SITE SOIL CONDITIONS AT THE TIME OF CONSTRUCTION.
5. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS CONFORMING TO ASTM A615 AND SHALL HAVE A MINIMUM COVER OF 3".
6. FOOTINGS AND PIERS SHALL BE CENTERED UNDER THEIR RESPECTIVE ELEMENTS. PROVIDE 2" MINIMUM FOOTING PROJECTION FROM THE FACE OF MASONRY.
7. MAXIMUM DEPTH OF UNBALANCED FILL AGAINST MASONRY WALLS TO BE AS SPECIFIED IN SECTION R404.1 OF THE 2018 NC RESIDENTIAL BUILDING CODE.
8. PILASTERS TO BE BONDED TO PERIMETER FOUNDATION WALL.
9. PROVIDE FOUNDATION WATERPROOFING, AND DRAIN WITH POSITIVE SLOPE TO OUTLET AS REQUIRED BY SITE CONDITIONS.
10. PROVIDED PERIMETER INSULATION FOR ALL FOUNDATIONS PER 2018 NC RESIDENTIAL BUILDING CODE.
11. CORBEL FOUNDATION WALL AS REQUIRED TO ACCOMMODATE BRICK VENEERS.
12. CRAWL SPACE TO BE GRADED LEVEL & CLEARED OF ALL DEBRIS.
13. FOUNDATION ANCHORAGE SHALL BE A MIN. OF 1/2" DIA. ANCHOR BOLTS AND SHALL EXTEND A MIN. OF 7" INTO MASONRY OR CONCRETE. BOLTS SHALL BE 6'-0" O.C. AND WITH IN 12" OF ALL PLATE SPLICES. MIN. (2) ANCHOR BOLTS PER PLATE SECTION.
14. ALL PIERS TO BE 16"x16" MASONRY AND ALL PILASTERS TO BE 8"x16" MASONRY, TYPICAL. (UNO)
15. WALL FOOTINGS TO BE CONTINUOUS CONCRETE, SIZES PER STRUCTURAL PLAN.
16. A FOUNDATION EXCAVATION OBSERVATION SHOULD BE CONDUCTED BY A PROFESSIONAL GEOTECHNICAL ENGINEER, OR HIS QUALIFIED REPRESENTATIVE. IF ISOLATED AREAS OF YIELDING MATERIALS AND/OR POTENTIALLY EXPANSIVE SOILS ARE OBSERVED IN THE FOOTING EXCAVATIONS AT THE TIME OF CONSTRUCTION, SUMMIT MUST BE PROVIDED THE OPPORTUNITY TO REVIEW THE FOOTING DESIGN PRIOR TO CONCRETE PLACEMENT.
17. ALL FOOTINGS & SLABS ARE TO BEAR ON UNDISTURBED SOIL OR 95% COMPACTED FILL, VERIFIED BY ENGINEER OR CODE OFFICIAL.

REINFORCE GARAGE PORTAL WALLS PER FIGURE R602.10.4.3 OF THE 2018 NCRC

NOTE: ALL EXTERIOR FOUNDATION DIMENSIONS ARE TO FRAMING AND NOT BRICK VENEER, U.N.O.

NOTE: BEAM POCKETS MAY BE SUBSTITUTED FOR 8"x16" CMU PIERS AT GIRDER ENDS. BEAM POCKETS SHALL HAVE A MIN. OF 4" SOLID MAS. BEARING.

NOTE: REDUCE JOIST SPACING UNDER TILE FLOORS, GRANITE COUNTERTOPS AND/OR ISLANDS

100% CRAWL SPACE TO BE COVERED w/ 6 MIL. VAPOR BARRIER

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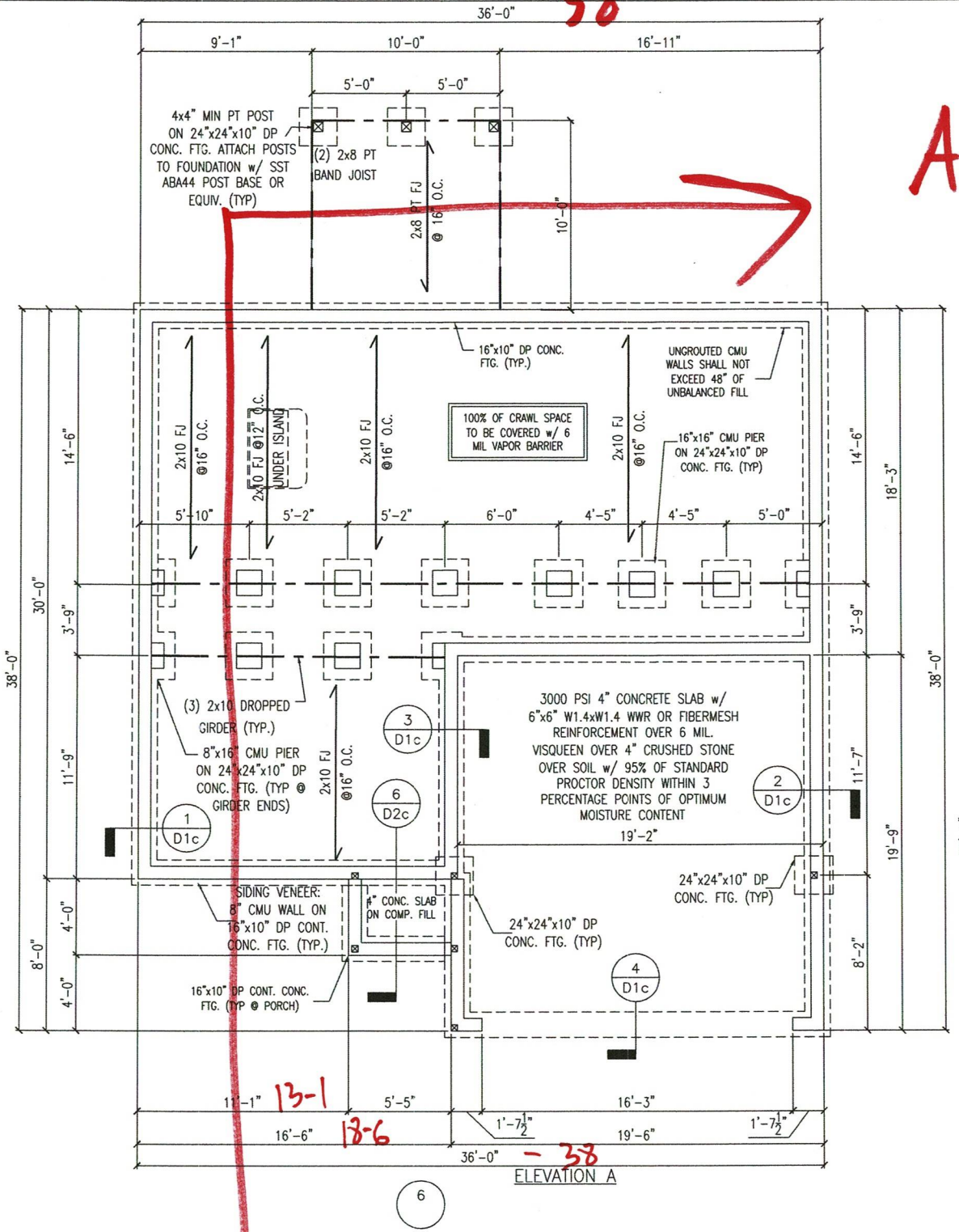
STRUCTURAL MEMBERS ONLY

ENGINEERING SEAL APPLIES ONLY TO STRUCTURAL COMPONENTS ON THIS DOCUMENT, SEAL DOES NOT INCLUDE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES OR SAFETY PRECAUTIONS. ANY DEVIATIONS OR DISCREPANCIES ON PLANS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. FAILURE TO DO SO WILL VOID SUMMIT LIABILITY.

STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

CRAWL SPACE FOUNDATION

SCALE: 1/8"=1'



ELEVATION A

ADD 2'

ADD 1'

Crawl Foundation

Brick Front

8" Parged

Block Sides/Rear

36"x24" MIN. CRAWL SPACE ACCESS DOOR LOCATED BY BUILDER. PROVIDE MIN. (2) 2x10 HEADER OVER DOOR W/ MIN 4" BEARING EE

REFER TO BRACED WALL PLAN FOR PANEL LOCATIONS AND ANY REQUIRED HOLD-DOWNS. ADDITIONAL INFORMATION PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

NOTE: FOUNDATION ANCHORAGE HAS BEEN DESIGNED TO RESIST THE CONTINUOUS WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC.

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Crawl Space Fnd.

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S1.0c

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21

STRUCTURAL MEMBERS ONLY

GENERAL STRUCTURAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO 2018 NC RESIDENTIAL BUILDING CODE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS. CONTRACTOR SHALL COMPLY WITH THE CONTENTS OF THE DRAWING FOR THIS SPECIFIC PROJECT. ENGINEER IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THIS PLAN.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY BRACING REQUIRED TO RESIST ALL FORCES ENCOUNTERED DURING ERECTION.
4. PROPERTIES USED IN THE DESIGN ARE AS FOLLOWS:
   MICROLLAM (LVL): F_b = 2600 PSI, F_v = 285 PSI, E = $1.9x10^6$ PSI
   PARALLAM (PSL): F_b = 2900 PSI, F_v = 290 PSI, E = $1.25x10^6$ PSI
5. ALL WOOD MEMBERS SHALL BE #2 SYP UNLESS NOTED ON PLAN. ALL STUD COLUMNS AND JOISTS SHALL BE #2 SYP (UNO).
6. ALL BEAMS SHALL BE SUPPORTED WITH A (2) 2x4 #2 SYP STUD COLUMN AT EACH END UNLESS NOTED OTHERWISE.
7. FOUNDATION ANCHORAGE SHALL BE CONSTRUCTED PER NC RESIDENTIAL BUILDING CODE 2018 SECTION 403.1.6. 1/2" DIA. BOLTS SPACED AT 6'-0" CENTERS WITH A 7" MINIMUM EMBEDMENT INTO MASONRY OR CONCRETE. ANCHOR BOLTS SHALL BE 12" FROM THE END OF EACH PLATE SECTION. MINIMUM (2) ANCHOR BOLTS PER PLATE SECTION.
8. POSITIVE AND NEGATIVE WALL CLADDING DESIGN VALUES FOR 100 MPH, CATEGORY B, AND MRH 30 FEET OR LESS ARE 18.2 AND 24.0 RESPECTIVELY.
9. CONTRACTOR TO PROVIDED LOOKOUTS WHEN CEILING JOISTS SPAN PERPENDICULAR TO RAFTERS.
10. FLITCH BEAMS, 4-PLY LVLS AND 3-PLY SIDE LOADED LVLS SHALL BE BOLTED TOGETHER WITH 1/2" DIA. THRU BOLTS SPACED AT 24" O.C. (MAX) STAGGERED. MIN. EDGE DISTANCE SHALL BE 2" AND (2) BOLTS SHALL BE LOCATED A MINIMUM 6" FROM EACH END OF THE BEAM. EQUIVALENT SCREWS MAY BE SUBSTITUTED PER MANUFACTURER'S SPECIFICATIONS.
11. ALL NON-LOAD BEARING HEADERS SHALL BE (1) FLAT 2x4 SYP #2, DROPPED. FOR NON-LOAD BEARING HEADERS EXCEEDING 8'-0" IN WIDTH AND/OR WITH MORE THAN 2'-0" OF CRIPPLE WALL ABOVE, SHALL BE (2) FLAT 2x4 SYP #2, DROPPED (U.N.O.).

ALL HEADERS WHERE BRICK IS USED, TO BE:
① LINTEL (U.N.O.)

LINTEL SCHEDULE:

STEEL ANGLES TO HAVE MIN. 4" BEARING ONTO BRICK AT EACH END.

① L3x3x1/4"
② L5x3"x1/4"
③ L5x3-1/2x5/16"
④ L5x3-1/2"x5/16" ROLLED OR EQUAL ARCHED COMPONENT.

NOTE: JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

NOTE: SHADED WALLS INDICATED LOAD BEARING WALLS.

TWO STORY WALL NOTE (BALLOON FRAMING):
2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY.

THESE PLANS ARE DESIGNED IN ACCORDANCE WITH ARCHITECTURAL PLANS PROVIDED BY DOVE HOMES COMPLETED/REVISED ON 3/7/2021. IT IS THE RESPONSIBILITY OF THE CLIENT TO NOTIFY SUMMIT ENGINEERING, LABORATORY & TESTING, P.C. IF ANY CHANGES ARE MADE TO THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. SUMMIT CANNOT GUARANTEE THE ADEQUACY OF THESE STRUCTURAL PLANS WHEN USED WITH ARCHITECTURAL PLANS DATED DIFFERENTLY THAN THE DATE LISTED ABOVE.

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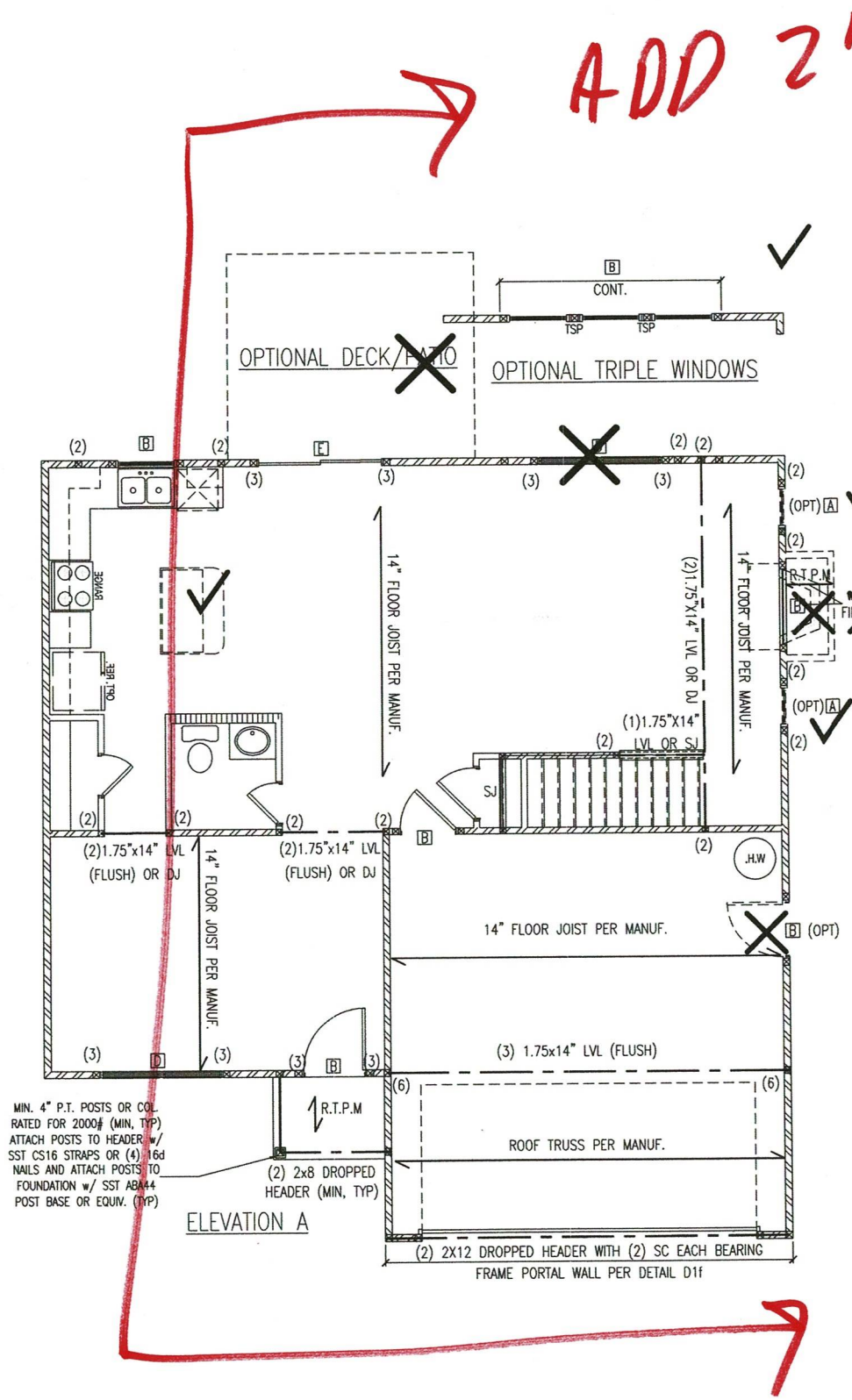
STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR FRAMING PLAN
SCALE: 1/8"=1'



ELEVATION A

HEADER SCHEDULE		
TAG	SIZE	JACKS (EE)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 7-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(3)

NOTES:
1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION.
2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE.
3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE UNLESS NOTED OTHERWISE.

KING STUD REQUIREMENTS	
OPENING WIDTH	KINGS (EACH END)
LESS THAN 3'-0"	(1)
3'-0 TO 4'-0"	(2)
4'-0" TO 8'-0"	(3)
8'-0" TO 12'-0"	(5)
12'-0" TO 16'-0"	(6)
KING STUD REQUIREMENTS ABOVE DO NOT APPLY TO PORTAL FRAMED OPENINGS	

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
First Floor Framing Plan

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21
STRUCTURAL MEMBERS ONLY

SHEET
S3.0

HEADER SCHEDULE		
TAG	SIZE	JACKS (EE)
A	(2) 2x6	(1)
B	(2) 2x8	(2)
C	(2) 2x10	(2)
D	(2) 2x12	(2)
E	(2) 9-1/4" LSL/LVL	(3)
F	(3) 2x6	(1)
G	(3) 2x8	(2)
H	(3) 2x10	(2)
I	(3) 2x12	(3)

NOTES:
1. HEADER SIZES SHOWN ON PLANS ARE MINIMUMS. GREATER HEADER SIZES MAY BE USED FOR EASE OF CONSTRUCTION. 2. ALL HEADERS TO BE DROPPED UNLESS NOTED OTHERWISE. 3. STUD COLUMNS NOTED ON PLAN OVERRIDE STUD COLUMNS LISTED ABOVE UNLESS NOTED OTHERWISE.
4. KING STUDS SHALL BE FRAMED PER TABLE R602.3(5) SUBNOTE d UNLESS NOTED OTHERWISE.

ALL HEADERS WHERE BRICK IS USED, TO BE:
LINTEL (U.N.O.)

LINTEL SCHEDULE:

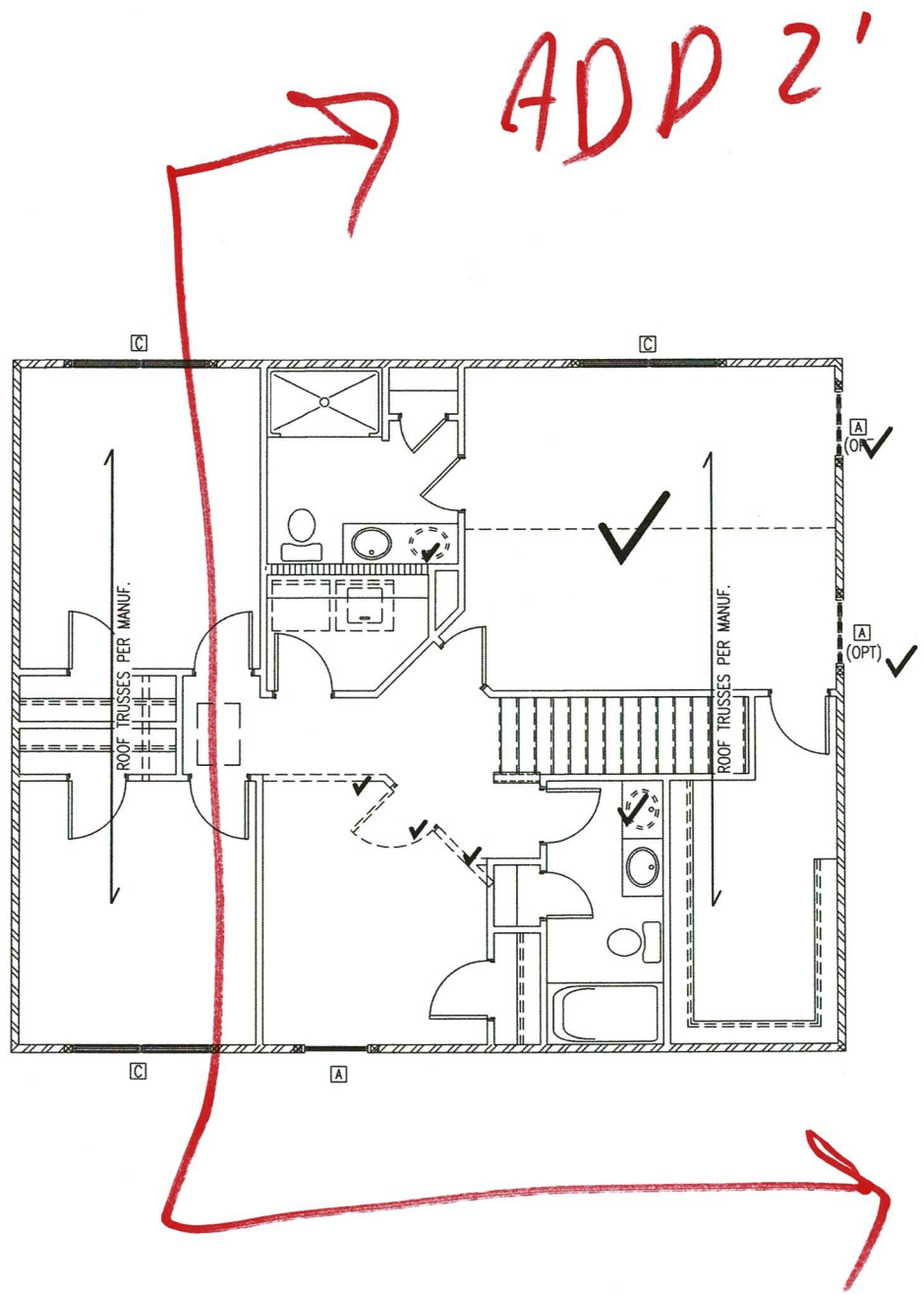
STEEL ANGLES TO HAVE MIN. 4" BEARING ONTO BRICK AT EACH END.

1. L3x3x1/4"
2. L5x3"x1/4"
3. L5x3-1/2x5/16"
4. L5x3-1/2"x5/16" ROLLED OR EQUAL ARCHED COMPONENT.

NOTE: JOIST & BEAM SIZES SHOWN ARE MINIMUMS. BUILDER MAY INCREASE DEPTH FOR EASE OF CONSTRUCTION.

NOTE: SHADED WALLS INDICATED LOAD BEARING WALLS.

TWO STORY WALL NOTE (BALLOON FRAMING):
2x4 STUDS @ 12" O.C. OR 2x6 STUDS @ 16" O.C. w/ CROSS BRACING @ 6'-0" O.C. VERTICALLY.



ALL ELEVATIONS

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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Second Floor Framing Plan

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21
STRUCTURAL MEMBERS ONLY

SHEET
S4.0

NOTE: 1ST PLY OF ALL SHOWN GIRDER TRUSSES TO ALIGN WITH INSIDE FACE OF WALL (UNO)

NOTE: ROOF TRUSSES SHALL BE SPACED TO SUPPORT FALSE FRAMED DORMER WALLS (UNO)

MAX. GIRDER TRUSS REACTION (LBS)		
NO TBE, SYP #2 TOP PLATE		
# OF PLYS	2x4 WALL	2x6 WALL
2	5134	7013
3	7702	10519
4	10269	14025
WITH TBE, SYP #2 TOP PLATE		
2	7045	8933
3	9622	12439
4	12189	15945

GIRDER TRUSS PLYS SHOWN ARE FOR ILLUSTRATION ONLY. PLEASE REFER TO TRUSS LAYOUT DRAWINGS PROVIDED BY TRUSS MANUF. FOR ACTUAL NUMBER OF PLYS REQ'D.

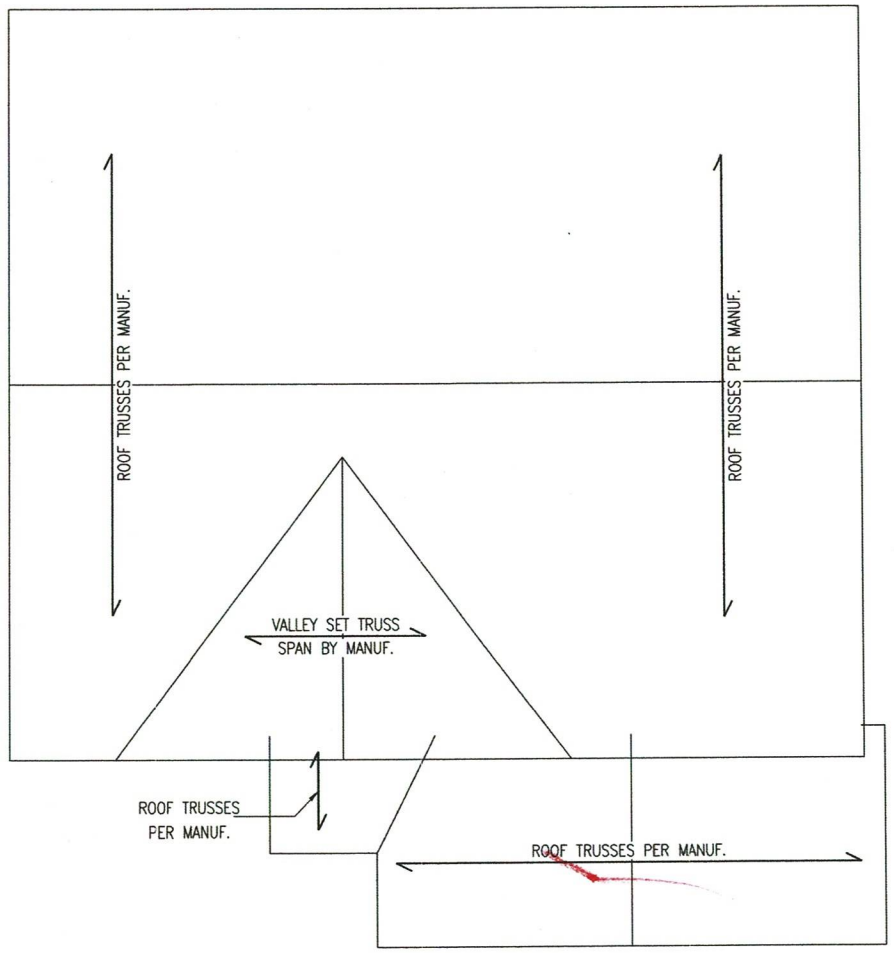
TRUSS UPLIFT CONNECTOR SCHEDULE

MAX. UPLIFT	ROOF TO WALL	FLOOR TO FLOOR	FLOOR TO FND
600 LBS	H2.5A	PER WALL SHEATHING & FASTENERS	
1200 LBS	(2) H2.5A	CS16 (END = 11")	DTT2Z
1450 LBS	HTS20	CS16 (END = 11")	DTT2Z
2000 LBS	(2) MTS20	(2) CS16 (END = 11")	DTT2Z
2900 LBS	(2) HTS20	(2) CS16 (END = 11")	HTT4
3685 LBS	LGT3-SDS2.5	MSTC52	HTT4

1. ALL PRODUCTS LISTED ARE SIMPSON STRONG-TIE. EQUIVALENT PRODUCTS MAY BE USED PER MANUFACTURER'S SPECIFICATIONS.
2. UPLIFT VALUES LISTED ARE FOR SYP #2 GRADE MEMBERS.
3. REFER TO TRUSS LAYOUT PER MANUF. FOR UPLIFT VALUES AND TRUSS TO TRUSS CONNECTIONS. CONNECTORS SPECIFIED BY TRUSS MANUFACTURER OVERRIDE THOSE LISTED ABOVE.
4. CONTACT SUMMIT FOR REQUIRED CONNECTORS WHEN LOADS EXCEED THOSE LISTED ABOVE.

NOTE: TRUSS UPLIFT LOADS SHALL BE DETERMINED PER TRUSS MANUFACTURER IN ACCORDANCE WITH SECTION R802.11.1.1. WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5 OF THE 2018 NCRC. REFER TO BRACED WALL PLANS FOR SHEATHING AND FASTENER REQUIREMENTS.

REFER TO DETAIL 5/D3F FOR EYEBROW, RETURN OR SHED ROOF FRAMING REQUIREMENTS. (TYP FOR ROOFS PROTRUDING MAXIMUM 24" FROM STRUCTURE)



ELEVATION A

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STRUCTURAL MEMBERS ONLY

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

ROOF FRAMING PLAN

SCALE: 1/8"=1'

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Roof Framing Plan

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21
STRUCTURAL MEMBERS ONLY

SHEET
S5.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
			REQUIRED CONNECTION	
METHOD	MATERIAL	MIN. THICKNESS	@ PANEL EDGES	@ INTERMEDIATE SUPPORTS
CS-WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
GB	GYPSUM BOARD	1/2"	5d COOLER NAILS** @ 7" O.C.	5d COOLER NAILS** @ 7" O.C.
WSP	WOOD STRUCTURAL PANEL	3/8"	6d COMMON NAILS @ 6" O.C.	6d COMMON NAILS @ 12" O.C.
PF	WOOD STRUCTURAL PANEL	7/16"	PER FIGURE R602.10.1	PER FIGURE R602.10.1
**OR EQUIVALENT PER TABLE R702.3.5				

BRACED WALL NOTES:

1. WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10 FROM THE 2018 NORTH CAROLINA RESIDENTIAL CODE WITH AMENDED PERMANENT RULES.
2. WALLS ARE DESIGNED FOR SEISMIC ZONES A-C AND ULTIMATE WIND SPEEDS OF 130 MPH.
3. BRACING MATERIALS, METHODS AND FASTENERS SHALL BE IN ACCORDANCE WITH TABLE R602.10.1
4. ALL BRACED WALL PANELS SHALL BE FULL WALL HEIGHT AND SHALL NOT EXCEED 10 FEET FOR ISOLATED PANEL METHOD AND 12 FEET FOR CONTINUOUS SHEATHING METHOD WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
5. REFER TO ARCHITECTURAL PLAN FOR DOOR/WINDOW OPENING SIZES.
6. THE INTERIOR SIDE OF EXTERIOR WALLS AND BOTH SIDES OF INTERIOR WALLS SHALL BE SHEATHED CONTINUOUSLY WITH MINIMUM 1/2" GYPSUM BOARD (UNO).
7. FOR CONTINUOUS SHEATHING METHOD, EXTERIOR WALLS SHALL BE SHEATHED ON ALL SHEATHABLE SURFACES INCLUDING INFILL AREAS BETWEEN BRACED WALL PANELS, ABOVE AND BELOW WALL OPENINGS, AND ON GABLE END WALLS.
8. FLOORS SHALL NOT BE CANTILEVERED MORE THAN 24" BEYOND THE FOUNDATION OR BEARING WALL BELOW WITHOUT ADDITIONAL ENGINEERING CALCULATIONS.
10. CORNERS AND BRACED WALL LINE INTERSECTIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.3(5)
11. A BRACED WALL PANEL SHALL BE LOCATED WITHIN 12 FEET OF EACH CORNER OF EACH ELEVATION VIEW OF THE HOUSE OR EACH END OF THE CIRCUMSCRIBED RECTANGLES.
12. THE EDGE DISTANCE BETWEEN BRACED WALL PANELS SHALL NOT EXCEED 21 FEET.
13. ADEQUATE CONTINUOUS LOAD PATHS FOR TRANSFER OF BRACING LOADS AND UPLIFT LOADS SHALL COMPLY WITH SECTION R602.10.4
14. MASONRY OR CONCRETE STEM WALLS WITH A LENGTH OF 48" OR LESS SUPPORTING A BRACED WALL PANEL SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.4.3
15. BRACED WALL PANEL CONNECTIONS TO FLOOR/CEILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.4.
16. BRACED WALL PANEL CONNECTIONS TO ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION R602.10.4.5 .
17. CRIPPLE WALLS AND WALK OUT BASEMENT WALLS SHALL BE DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.6
18. BALLOON FRAMED WALLS SHALL DESIGNED IN ACCORDANCE WITH SECTION R602.10.4.8 WITH A MAXIMUM LENGTH OF 20 FEET.
19. PORTAL WALLS SHALL BE DESIGNED IN ACCORDANCE WITH FIGURE R602.10.1 (UNO)
20. ON SCHEMATIC, SHADED WALLS INDICATE BRACED WALL PANELS.
21. ABBREVIATIONS:

GB = GYPSUM BOARD — WSP = WOOD STRUCTURAL PANEL
CS-XXX = CONT. SHEATHED — ENG = ENGINEERED SOLUTION
PF = PORTAL FRAMED

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD - OPTIONAL SIDE GARAGE		
	REQUIRED	PROVIDED
FRONT	11.2	20.0
RIGHT	10.6	15.3
REAR	11.2	24.8
LEFT	10.6	38.0

RE
LEFT HOUSE RIGHT
FRONT

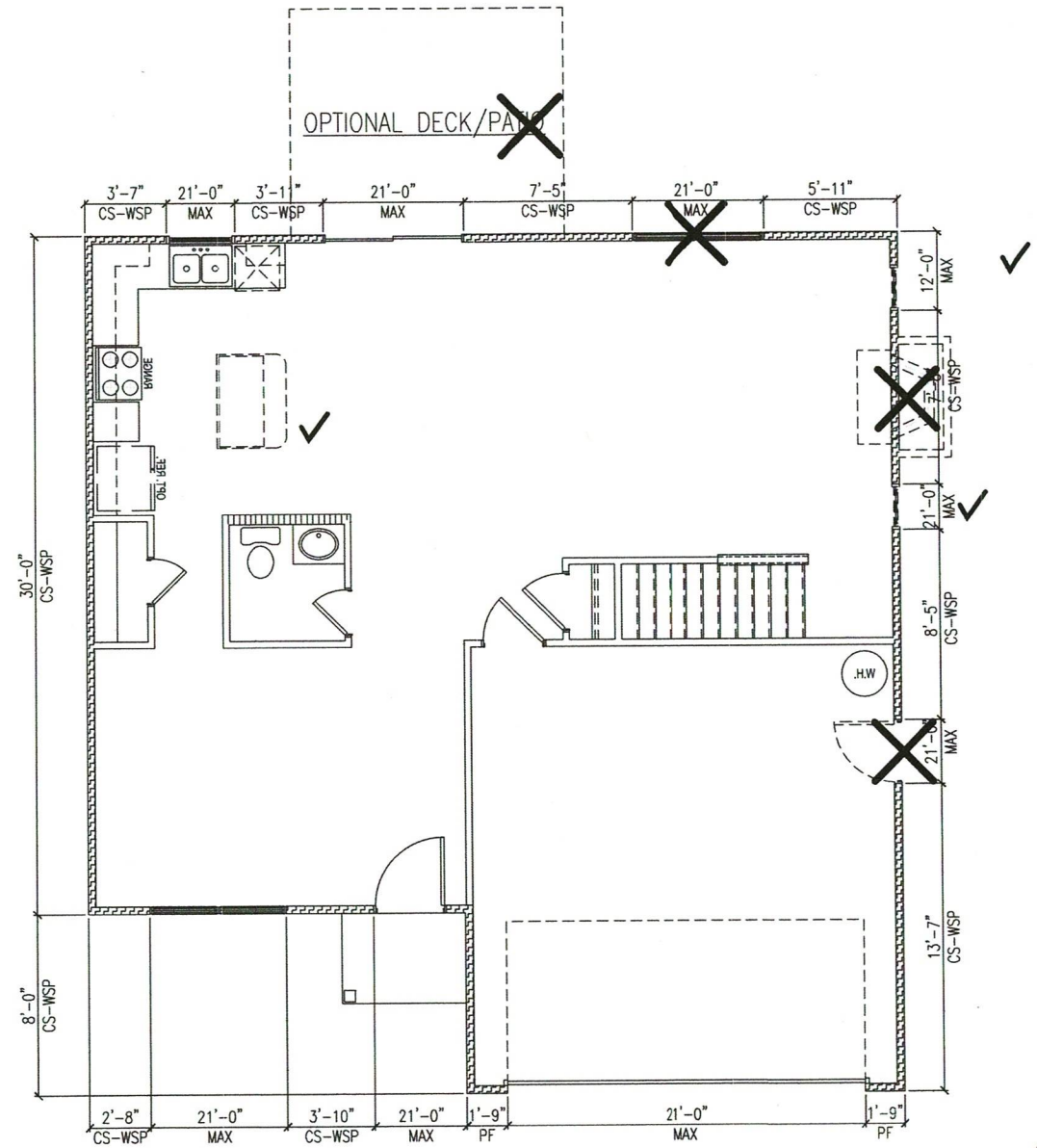
NOTE: WALL SHEATHING AND FASTENERS HAVE BEEN DESIGNED TO RESIST THE WIND UPLIFT LOAD PATH IN ACCORDANCE WITH METHOD 3 OF SECTION R602.3.5.

INSTALL HOLD-DOWNS FOR BRACED WALL END CONDITIONS PER SECTION R602.10.4 AND FIGURE R602.10.3(4) OF THE 2018 NCRC.

FIRST FLOOR BRACING PLAN

SCALE: 1/8"=1'

FIRST FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD - HOUSE		
	REQUIRED	PROVIDED
FRONT	11.2	11.8
RIGHT	10.6	29.6
REAR	11.2	20.8
LEFT	10.6	38.0



ALL ELEVATIONS

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
First Floor Bracing Plan

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S7.0

REQUIRED BRACED WALL PANEL CONNECTIONS				
			REQUIRED CONNECTION	
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**OR EQUIVALENT PER TABLE R702.3.5				

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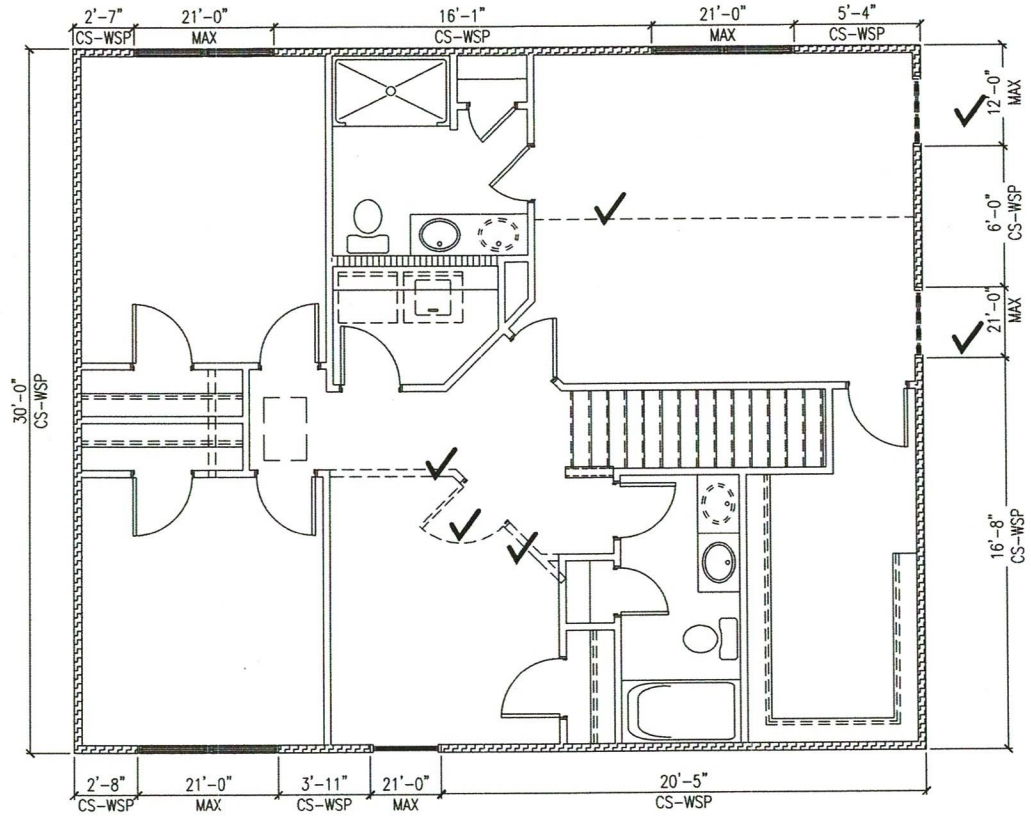
WSP = WOOD STRUCTURAL PANEL
ENG = ENGINEERED SOLUTION

REAR / LEFT / HOUSE / RIGHT / FRONT

SECOND FLOOR BRACING (FT)		
CONTINUOUS SHEATHING METHOD - GARAGE		
	REQUIRED	PROVIDED
FRONT	4.1	27.0
RIGHT	4.6	22.6
REAR	4.1	24.0
LEFT	4.6	30.0



ALL ELEVATIONS

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STRUCTURAL ANALYSIS BASED ON 2018 NCRC.

SECOND FLOOR BRACING PLAN
SCALE: 1/8"=1'

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR. 6/2/21

STRUCTURAL MEMBERS ONLY

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NORTH CAROLINA CERTIFICATE OF AUTHORIZATION
SUMMIT Engineering, Laboratory & Testing, Inc.
No. F-1454

PROJECT
Brooke - RH
Second Floor Bracing Plan

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

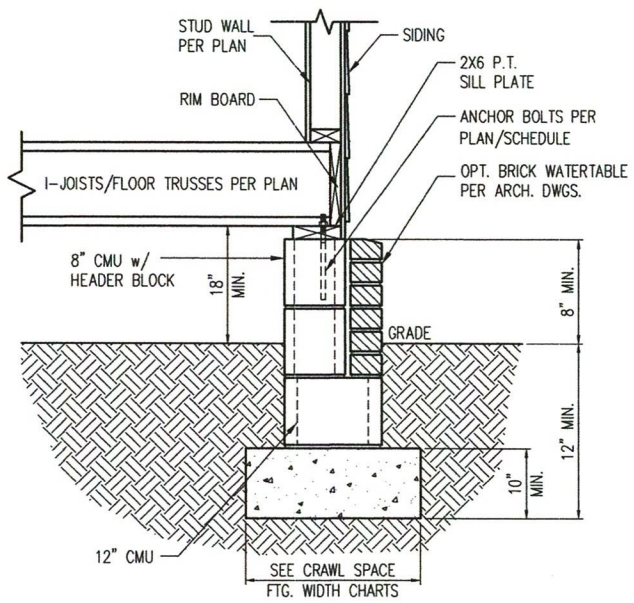
CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

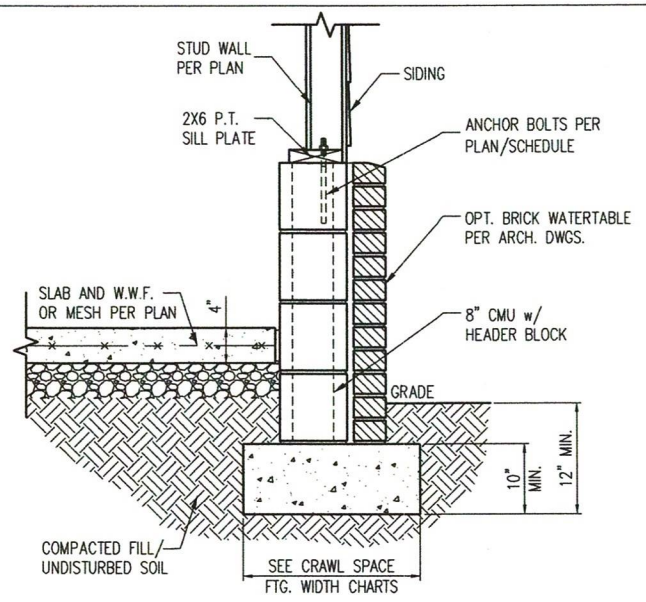
REFER TO COVER SHEET FOR A COMPLETE LIST OF REVISIONS

SHEET
S8.0



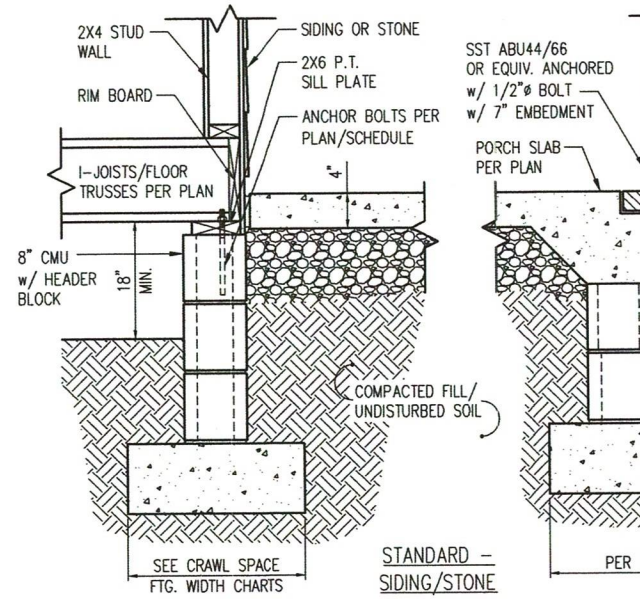
STANDARD - SIDING

1 D1c TYP. FOUNDATION WALL DETAIL
N.T.S.



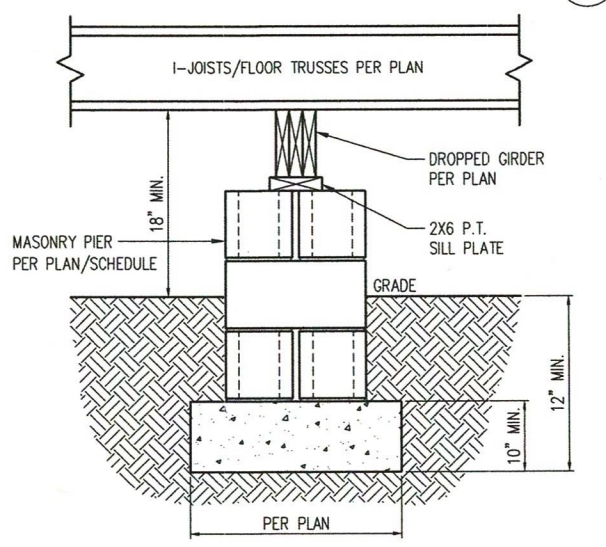
STANDARD - SIDING

2 D1c TYP. GARAGE CURB DETAIL
N.T.S.

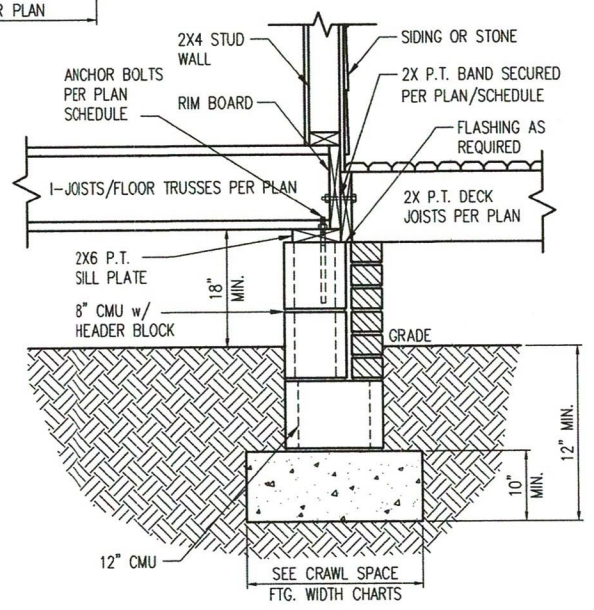


STANDARD - SIDING/STONE

6 D1c TYP. FRONT PORCH DETAIL
N.T.S.

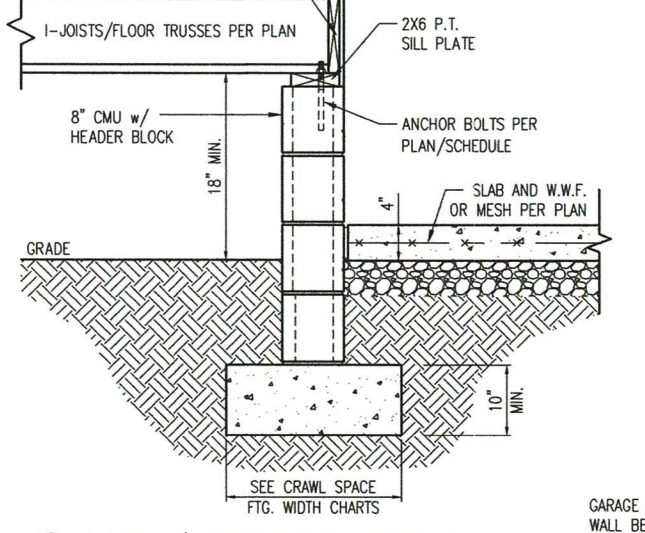


5 D1c TYP. PIER & GIRDER DETAIL
N.T.S.



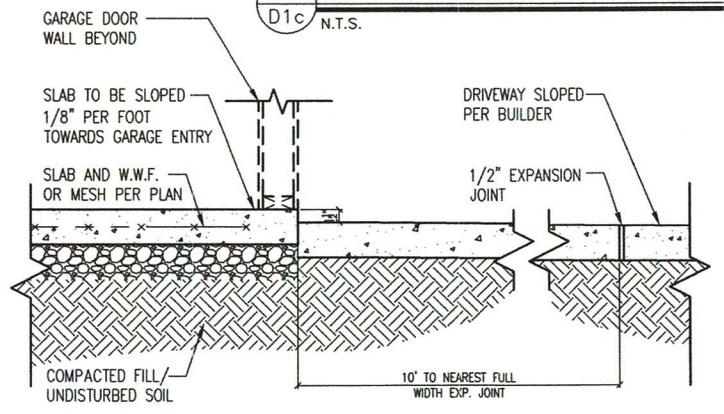
STANDARD - SIDING/STONE

7 D1c DECK ATTACHMENT DETAIL
N.T.S.



3 D1c HOUSE/GARAGE WALL DETAIL
N.T.S.

VERTICAL REBAR SHALL BE INSTALLED IN WALLS WITH GREATER THAN 4'-0" OF UNBALANCED FILLED SHALL HAVE VERTICAL REINFORCING BARS. REINFORCEMENT SHALL BE SIZED AND SPACED IN ACCORDANCE WITH TABLE 404.1.1(4) BASED ON SITE CONDITIONS. HORIZONTAL LADDER REINFORCEMENT SHALL BE INSTALLED BETWEEN CMU COURSES AS REQUIRED.



4 D1c SLAB AT GARAGE DOOR
N.T.S.

PIER SIZE AND HEIGHT SCHEDULE

SIZE	HOLLOW	SOLID
8"X16"	UP TO 32" HEIGHT	UP TO 5'-0" HEIGHT
12"X16"	UP TO 48" HEIGHT	UP TO 9'-0" HEIGHT
16"X16"	UP TO 64" HEIGHT	UP TO 12'-0" HEIGHT*
24"X24"	UP TO 96" HEIGHT	UP TO 12'-0" HEIGHT*

*(4) #4 CONT. REBAR w/ #3 STIRRUPS @ 16" O.C. AND 24" MIN. LAP JOINTS

CRAWL SPACE FOOTING WIDTH

# OF STORIES	WIDTH BASED ON SOIL BEARING CAPACITY		
	1500 PSF	2000 PSF	2500 PSF
1 STORY - STD.	16"	16"	16"
1 STORY - BRICK VENEER	21"*	21"*	21"*
2 STORY - STD.	16"	16"	16"
2 STORY - BRICK VENEER	21"*	21"*	21"*
3 STORY - STD.	23"	18"	18"
3 STORY - BRICK VENEER	32"*	24"*	24"*

*5" BRICK LEDGE HAS BEEN ADDED TO THE CRAWL SPACE FOOTING WIDTH FOR BRICK SUPPORT

WALL ANCHOR SCHEDULE

TYPE OF ANCHOR	MIN. CONC. EMBEDMENT	SPACING EMBEDMENT	INTERIOR WALL	EXTERIOR WALL
1/2"ø A307 BOLTS w/ STD. 90° BEND	7"	6'-0"	YES	YES
1/2"ø THREADED ROD w/ w/ SST SET-XP EPOXY	7"	6'-0"	YES	YES
1/2"ø SST TITEN HD	4-1/2"	4'-8"	YES	YES

NOTE:
1) INSTALL ALL ANCHORS 12" MAX. FROM ALL BOTTOM PLATE ENDS AND JOINTS.
2) EQUIVALENT ANCHORS MAY BE USED. SIZE & SPACING PER MANUF. SPECS.

NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21

STRUCTURAL MEMBERS ONLY

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No. F-1454

PROJECT
Brooke - RH
Crawlspace Details

CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

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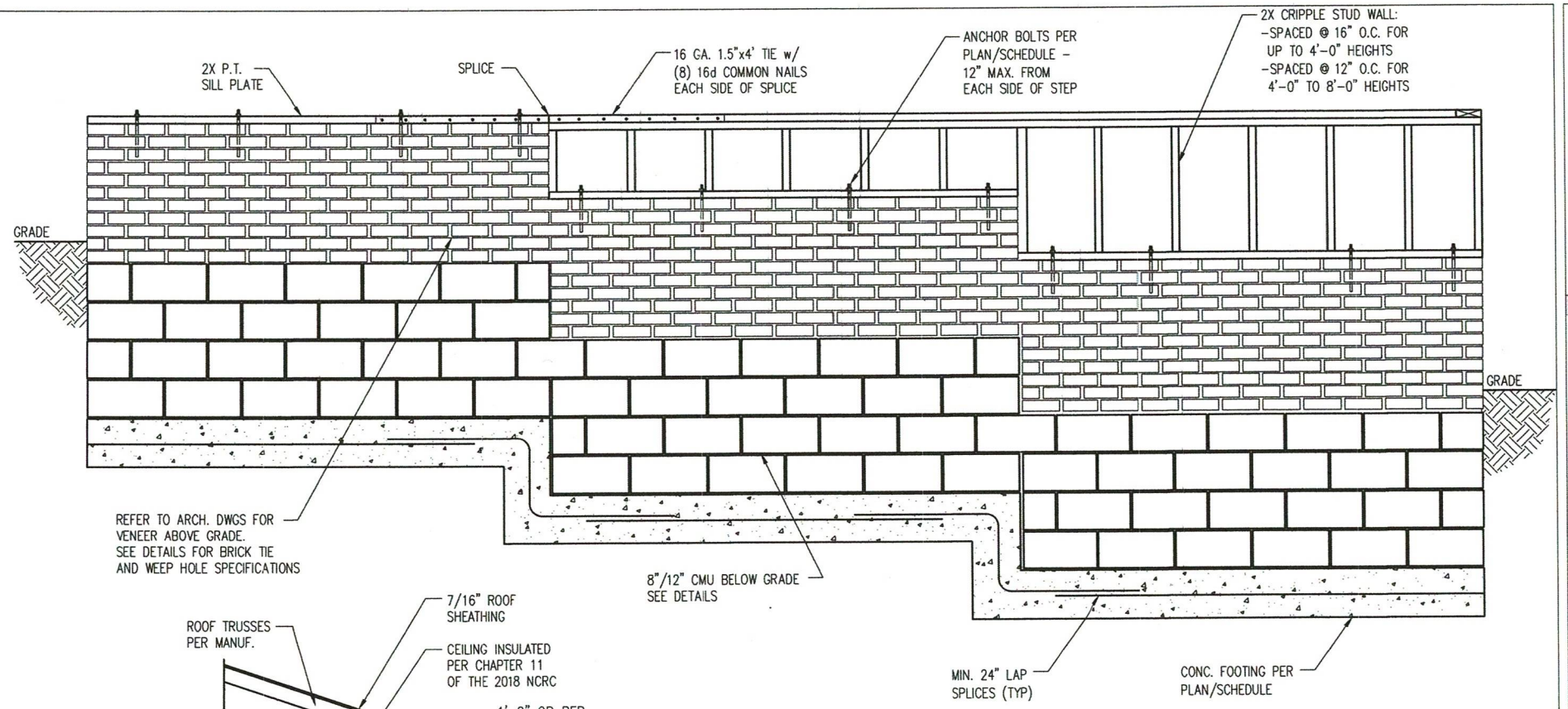
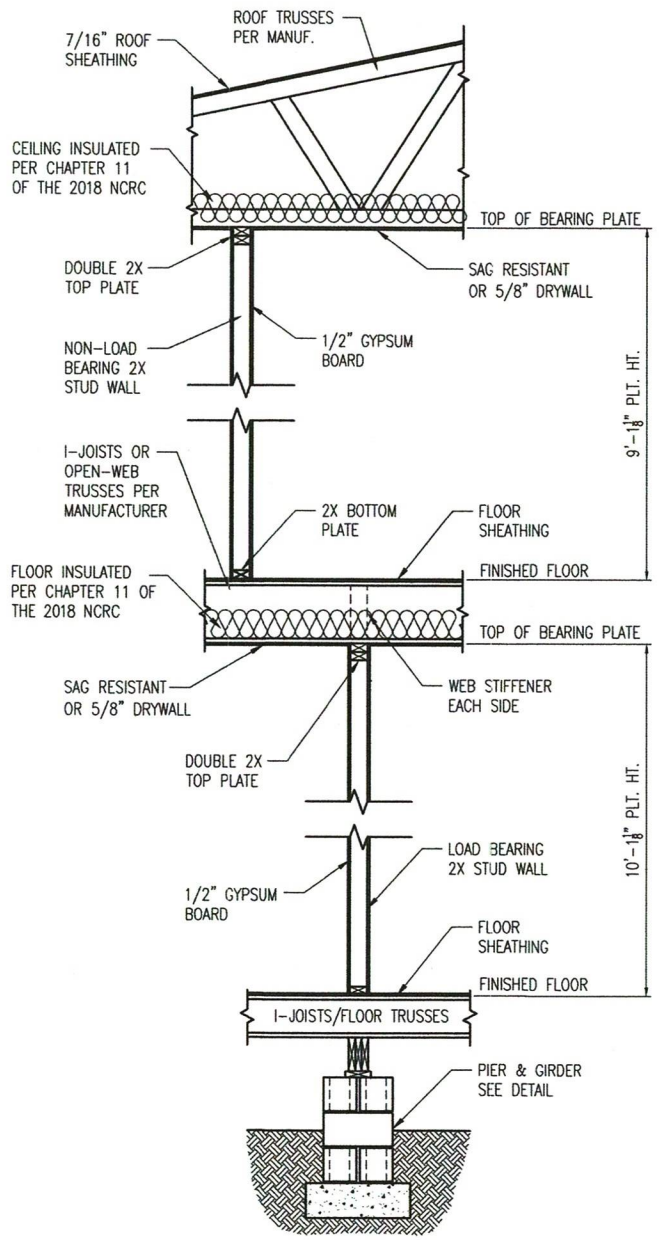
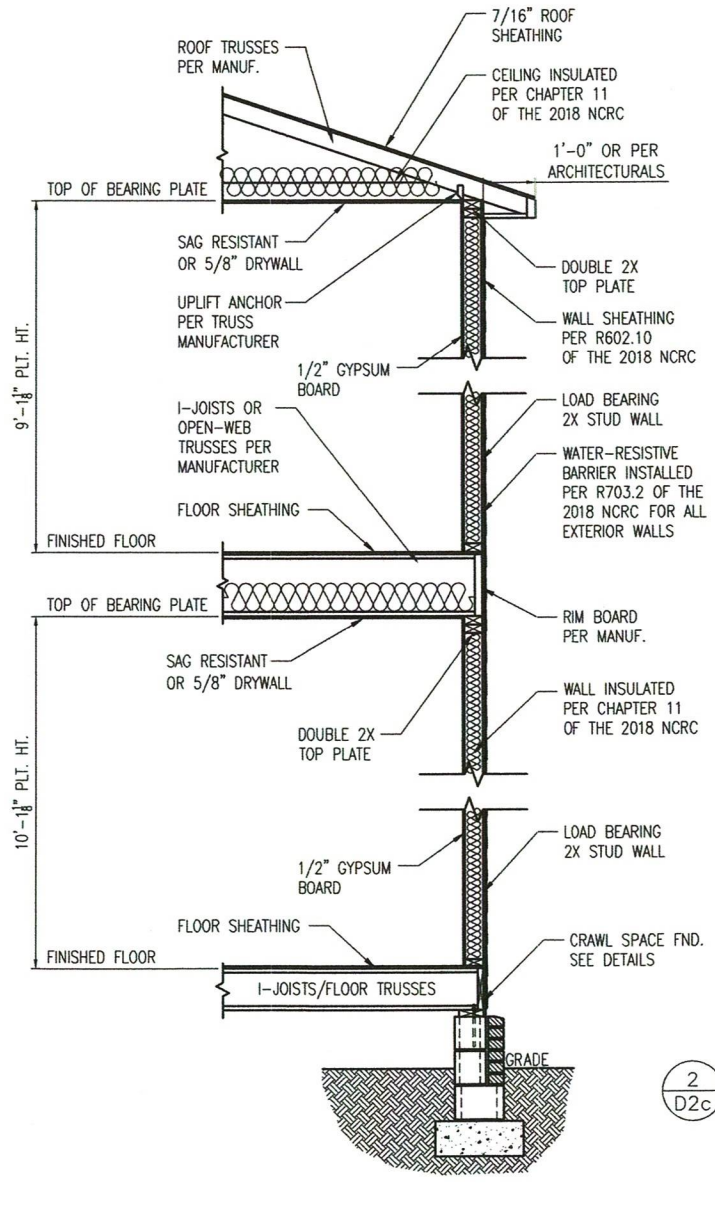
SHEET
D1c



3 D2c TYP. STEPPED FOUNDATION WALL DETAIL
N.T.S.

1 D2c TYP. INTERIOR LOAD BEARING WALL SECTION
3/4" = 1'-0"





2 D2c TYP. EXTERIOR LOAD BEARING WALL SECTION
3/4" = 1'-0"
-SIMILAR w/ BRICK AND STONE
-BRICK TIES SPACED @ 24" O.C. HORIZ. & 16" O.C. VERT.
-MIN. 3/16"ø WEEP HOLES @ 33" O.C.

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No. F-1454

PROJECT
Brooke - RH
Crawlspace Details
CLIENT
John Dove
8626 Macedonia Lake Dr
Cary, NC 27578

CURRENT DRAWING
DATE: 06/1/2021
SCALE: 1/8"=1'-0"
PROJECT #: 2672.T0416
DRAWN BY: KVW
CHECKED BY: BCP

ORIGINAL INFORMATION

PROJECT #	DATE
2672.T0416	06/1/2021

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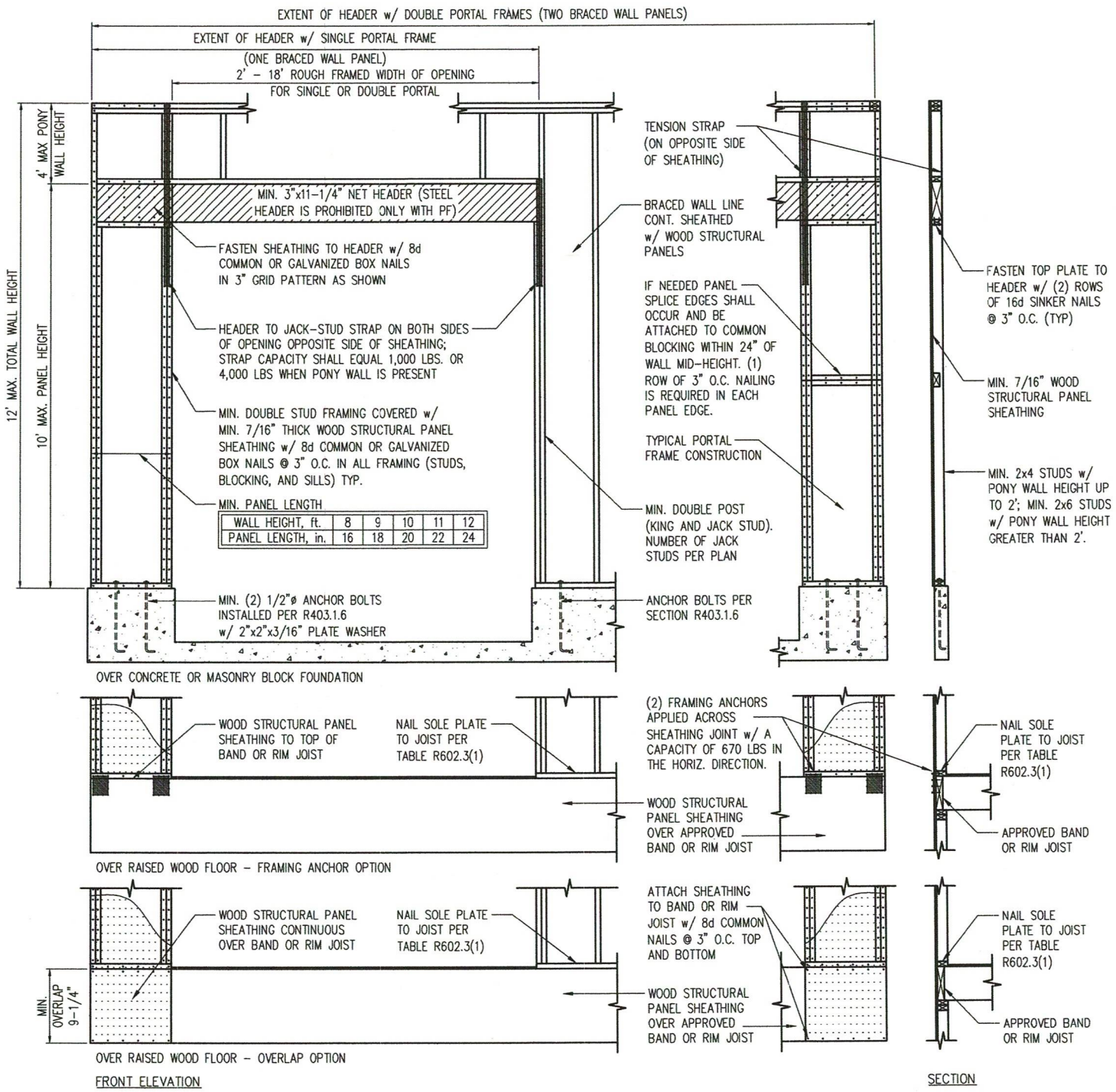
NORTH CAROLINA PROFESSIONAL SEAL 046048 ENGINEER BRIAN C. PHILBRICK, JR.
6/2/21

SHEET
D2c



1 / D1f METHOD PF: PORTAL FRAME DETAIL
3/8" = 1'-0"

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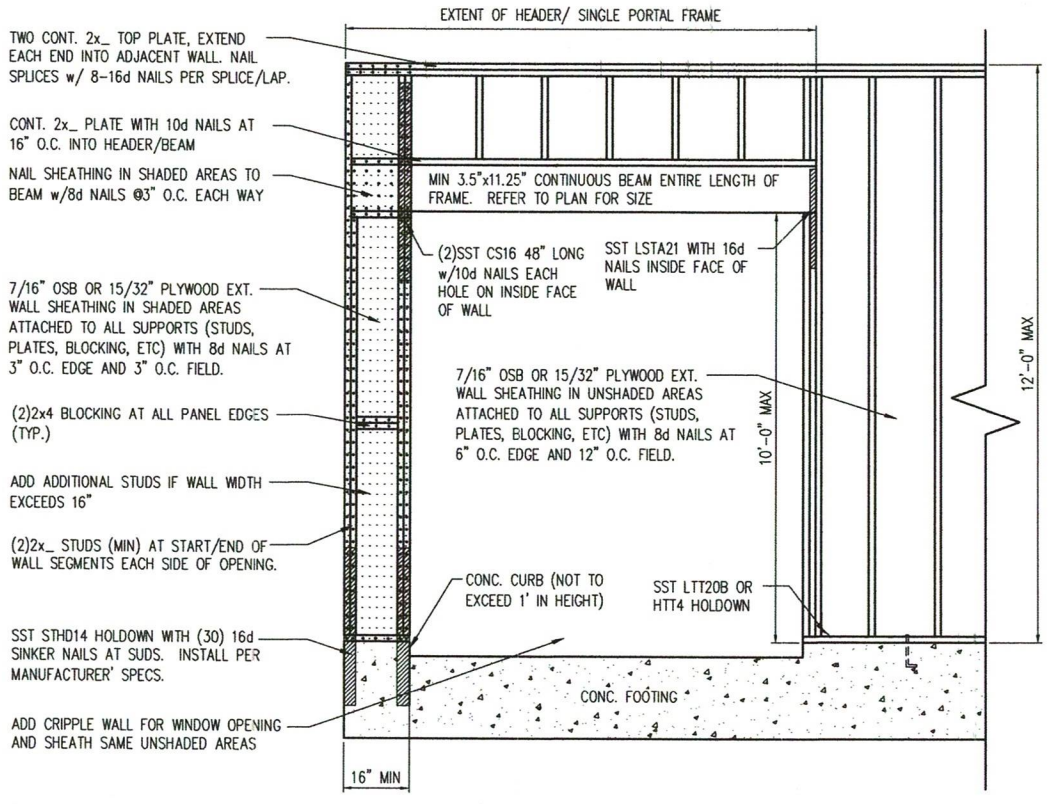
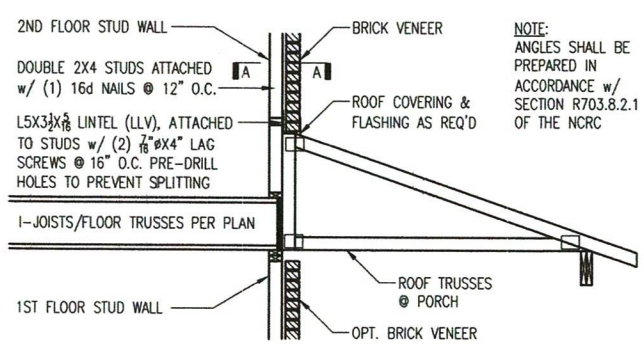
D1f



1 D2f METHOD PF: PORTAL FRAME DETAIL w/ HOLD-DOWNS

3/4" = 1'-0"

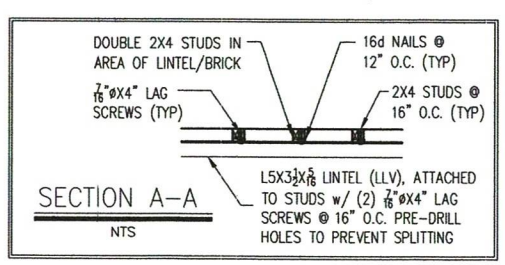


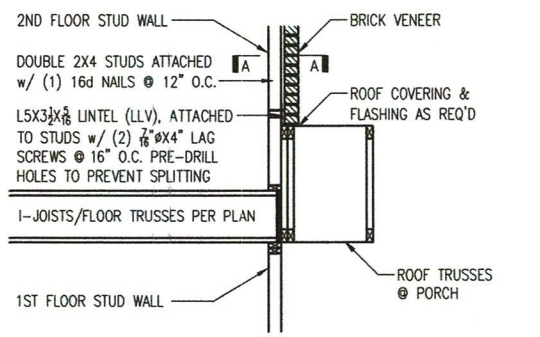
NOTE: ANGLES SHALL BE PREPARED IN ACCORDANCE w/ SECTION R703.8.2.1 OF THE NCRC

TRUSSES PERPENDICULAR TO STUD WALL

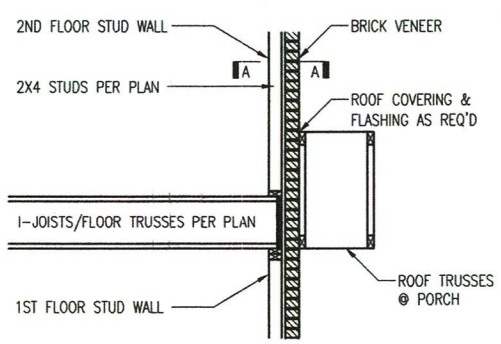
3 D2f BRICK SUPPORT ABOVE STORAGE/PORCH ROOF DETAIL

NTS

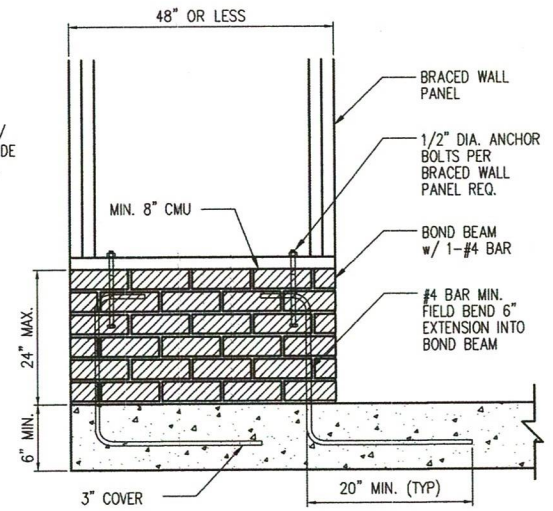


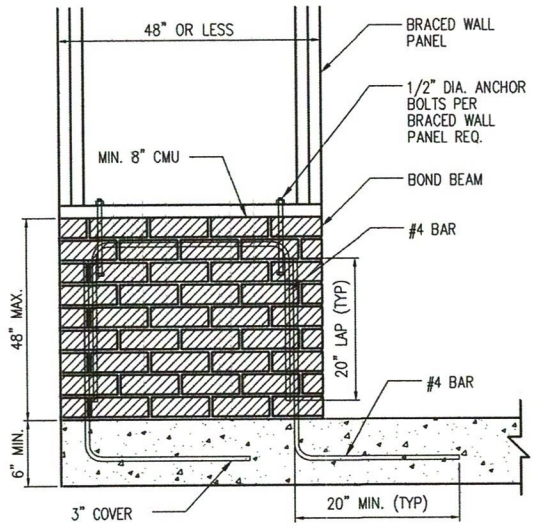


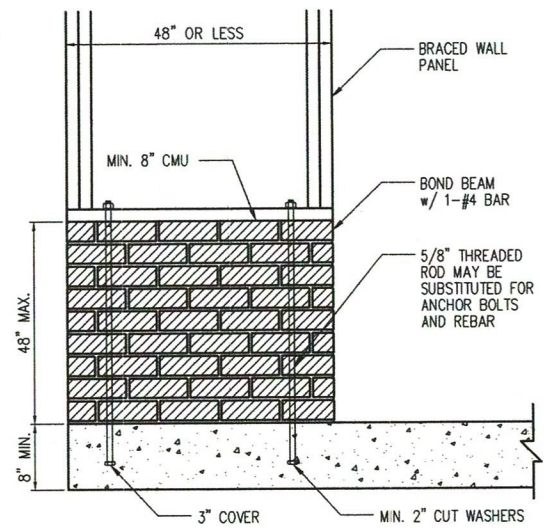
TRUSSES PARALLEL TO STUD WALL

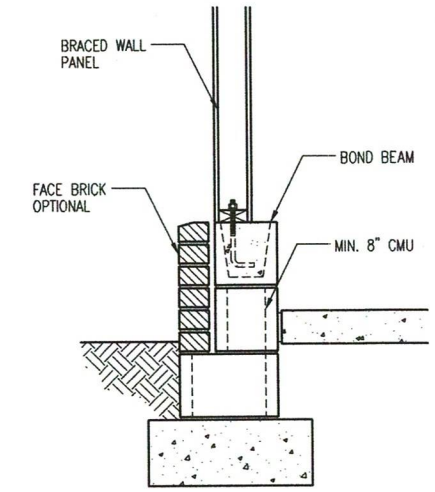


TRUSSES PARALLEL TO STUD WALL w/ CONTINUOUS BRICK VENEER





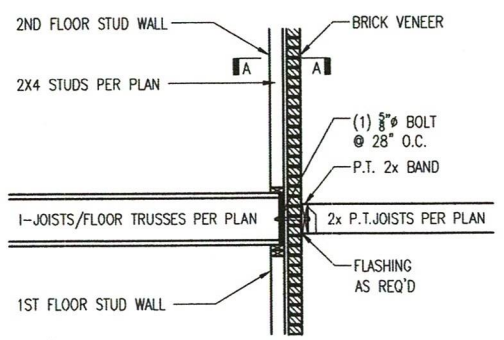




2 D2f MASONRY STEM WALLS SUPPORTING BRACED WALL PANELS

NTS

NOTE: GROUT BOND BEAMS AND ALL CELLS WHICH CONTAIN REBAR, THREADED RODS AND ANCHOR BOLTS



4 D2f BALCONY JOIST ATTACHMENT

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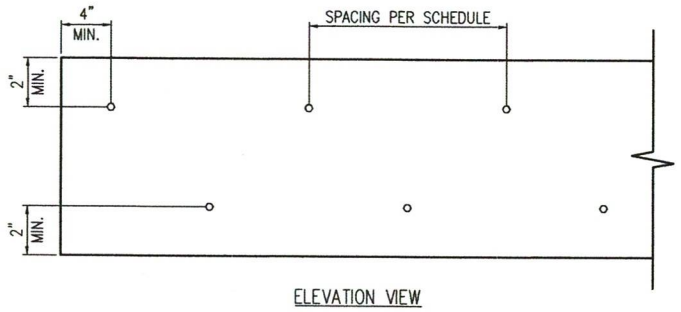
6/2/21

SHEET
D2f



ELEVATION VIEW

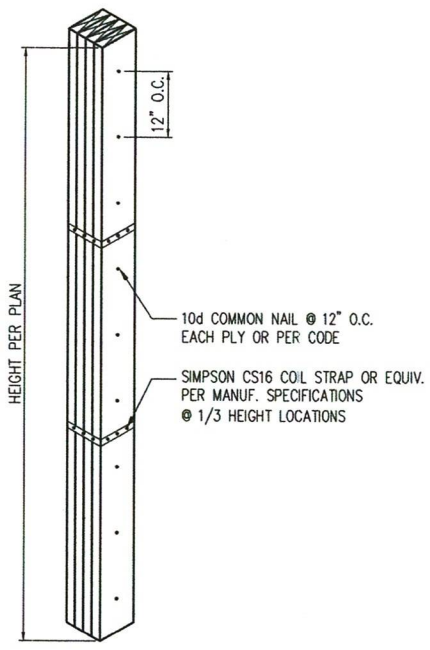
MINIMUM FASTENING REQUIREMENTS FOR TOP- AND SIDE-LOADED MEMBERS

FASTENER TYPE	LVL DEPTH	3½" WIDE	5¼" WIDE		7" WIDE		
		2-Ply 1¾"	3-Ply 1¾"	1¾" + 3½"	4-Ply 1¾"	2-Ply 1¾" + 3½"	2-Ply 3½"
10d (0.128" x 3") Nails	7¼"≤d<14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
	d≥14"	4 rows @ 12" o.c.	4 rows @ 12" o.c. (ES)	4 rows @ 12" o.c.	-	4 rows @ 12" o.c. (ES)	-
16d (0.162" x 3½") Nails	7¼"≤d<14"	2 rows @ 12" o.c.	2 rows @ 12" o.c. (ES)	2 rows @ 12" o.c.	-	2 rows @ 12" o.c. (ES)	-
	d≥14"	3 rows @ 12" o.c.	3 rows @ 12" o.c. (ES)	3 rows @ 12" o.c.	-	3 rows @ 12" o.c. (ES)	-
½" Through Bolts	d≥7¼"	2 rows @ 24" o.c.	2 rows @ 24" o.c.		2 rows @ 24" o.c.		
SDS ¼" x 3½", WS35, 3⅜" TrussLok		2 rows @ 24" o.c.	2 rows @ 24" o.c. (ES)	2 rows @ 24" o.c.	-	2 rows @ 24" o.c. (ES)	-
SDS ¼" x 6", WS6		-	-		2 rows @ 24" o.c. (ES)		
5" TrussLok		-	2 rows @ 24" o.c.		-		
6¾" TrussLok		-	-		2 rows @ 24" o.c.		

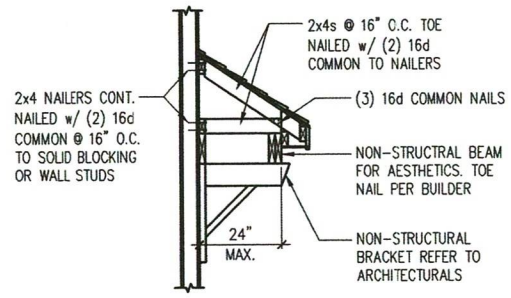
NOTES:

1. All fasteners must meet the minimum requirements in the table above. Side-loaded multiple-ply members must meet the minimum fastening and side-loading capacity requirements given on page 48.
2. Minimum fastening requirements for depths less than 7¼" require special consideration. Please contact your technical representative.
3. Three general rules for staggering or offsetting for a certain fastener schedule:
   (1) if staggering or offsetting is not referenced, then none is required;
   (2) if staggering is referenced, then fasteners installed in adjacent rows on the front side are to be staggered up to one-half the o.c. spacing, but maintaining the fastener clearances above; and
   (3) if "ES" is referenced, then the fastener schedule must be repeated on each side, with the fasteners on the back side offset up to one-half the o.c. spacing of the front side (whether or not it is staggered).

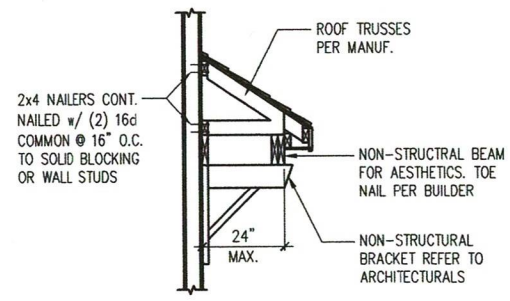
1 D3f MULTI-PLY BEAM CONNECTION DETAIL
N.T.S



2 D3f MULTI-PLY STUD CONNECTION DETAIL
N.T.S 4+ PLIES



STANDARD



ROOF TRUSSES

5 D3f GABLE ROOF RETURN
N.T.S.

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